

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/1-3 Anderson Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000

&

\$840,000

Median sale price

Median price \$981,250

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2020

to 30/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/5 Biscop Rd MOORABBIN 3189	\$830,000	23/10/2021
2	2/6 Flowerdale Rd HAMPTON EAST 3188	\$810,000	10/12/2021
3	2/86 Fewster Rd HAMPTON 3188	\$790,000	30/10/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/01/2022 14:40

11/1-3 Anderson Street, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos
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Indicative Selling Price

\$790,000 - \$840,000

Median Unit Price

Year ending September 2021: \$981,250



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/5 Biscop Rd MOORABBIN 3189 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Townhouse (Res)



2/6 Flowerdale Rd HAMPTON EAST 3188 (REI) **Agent Comments**

2 1 1

Price: \$810,000

Method: Sold Before Auction

Date: 10/12/2021

Property Type: Townhouse (Res)



2/86 Fewster Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 2

Price: \$790,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Townhouse (Res)

Land Size: 144 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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