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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$790,000		&		\$840,000			
Median sale p	rice							
Median price	\$981,250	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Add	dress 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







Property Type: Unit Agent Comments Andrew Panagopoulos 9593 4500 0412054970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$790,000 - \$840,000 Median Unit Price Year ending September 2021: \$981,250

Comparable Properties



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



Price: \$830,000 Method: Auction Sale Date: 23/10/2021 Property Type: Townhouse (Res)



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



Price: \$810,000 Method: Sold Before Auction Date: 10/12/2021 Property Type: Townhouse (Res)



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



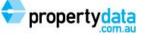
Agent Comments

Agent Comments

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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