

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

1/573 South Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$820,000

Median sale price

Median price

\$1,675,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2024

to

30/09/2024

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	3/2 Boynton St BENTLEIGH EAST 3165	\$750,000	21/09/2024
2	3/129 East Boundary Rd BENTLEIGH EAST 3165	\$754,500	14/09/2024
3	763 South Rd BENTLEIGH EAST 3165	\$812,000	31/08/2024

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:

08/11/2024 10:31

1/573 South Road, Bentleigh Vic 3204

**Jellis
Craig**

Robert de Freitas

0421 430 350

RobertdeFreitas@jellisrcraig.com.au



2 1 2

Property Type: House

Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price

\$820,000

Median House Price

September quarter 2024: \$1,675,000

Comparable Properties



**3/2 Boynton St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

3 1 1

Price: \$750,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Unit



**3/129 East Boundary Rd BENTLEIGH EAST
3165 (REI)**

Agent Comments

2 1 1

Price: \$754,500

Method: Auction Sale

Date: 14/09/2024

Property Type: Unit

Land Size: 203 sqm approx



**763 South Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

3 1 2

Price: \$812,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 361 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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