

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

31 Scotts Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,797,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2021

to 30/06/2021

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	24 Yawla St BENTLEIGH 3204	\$1,510,000	13/03/2021
2	10 Eddys Gr BENTLEIGH 3204	\$1,435,000	22/05/2021
3			

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:

09/08/2021 14:50

31 Scotts Street, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2021: \$1,797,500



2 1 2

Property Type: House

Land Size: 586 sqm approx

Agent Comments

Classic 2 bedroom + study cream brick abode on 586sqm approx., enjoying 3 living rooms, vintage kitchen with dining booth, traditional north-facing rear gardens & garage. A brilliant renovator or new home/development site (STCA). Near Bentleigh Hodgson Reserve.

Comparable Properties



24 Yawla St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,510,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 568 sqm approx



10 Eddys Gr BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,435,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House

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.

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



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