Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4A John Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,196,000	Pro	pperty Type Un	t		Suburb	Bentleigh East
Period - From	01/10/2024	to	31/12/2024	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.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	38a Parkmore Rd BENTLEIGH EAST 3165	\$1,547,500	23/12/2024
2	23a York St BENTLEIGH EAST 3165	\$1,648,000	21/12/2024
3	2b Fraser St BENTLEIGH EAST 3165	\$1,635,000	16/11/2024

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:	30/01/2025 11:40



Date of sale



Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median Unit Price December quarter 2024: \$1,196,000



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Property Type: Townhouse Agent Comments

Comparable Properties



38a Parkmore Rd BENTLEIGH EAST 3165 (REI)

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Price: \$1,547,500 **Method:** Private Sale **Date:** 23/12/2024

Property Type: Townhouse (Single)

Agent Comments

23a York St BENTLEIGH EAST 3165 (REI)

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Agent Comments

Price: \$1,648,000 **Method:** Auction Sale **Date:** 21/12/2024

Property Type: Townhouse (Res)



2b Fraser St BENTLEIGH EAST 3165 (REI)

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Price: \$1,635,000 **Method:** Auction Sale **Date:** 16/11/2024

Property Type: Townhouse (Res)

Agent Comments

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





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