

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

14/27-51 Charles Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$969,000

Median sale price

Median price

\$1,310,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2021

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	6/11 St Georges Av BENTLEIGH EAST 3165	\$980,000	17/08/2021
2	13 Anarth St BENTLEIGH EAST 3165	\$960,000	04/11/2021
3	2c Prince Edward Av MCKINNON 3204	\$953,100	10/08/2021

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:

13/12/2021 10:20

14/27-51 Charles Street, Bentleigh East Vic 3165

**Jellis
Craig**

Trent Collie

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Indicative Selling Price

\$969,000

Median Unit Price

September quarter 2021: \$1,310,000



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Appealing 3 bedroom 2.5 bathroom town residence enjoying a north-facing living room, modern classic granite kitchen with meals area, north-east facing courtyard with deck in leafy tranquillity, new Oak floors & an auto garage. McKinnon Secondary College zone, walk to GESAC.

Comparable Properties

6/11 St Georges Av BENTLEIGH EAST 3165 (VG)

Agent Comments

3 - -

Price: \$980,000

Method: Sale

Date: 17/08/2021

Property Type: Flat/Unit/Apartment (Res)



13 Anarth St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$960,000

Method: Auction Sale

Date: 04/11/2021

Property Type: Townhouse (Res)



2c Prince Edward Av MCKINNON 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$953,100

Method: Sold Before Auction

Date: 10/08/2021

Property Type: Townhouse (Res)

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



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