

# 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

2/4 Oak Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,060,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2023 to 30/06/2023 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	47a Robert St BENTLEIGH 3204	\$1,310,000	05/08/2023
2	1/2 Charlton St BENTLEIGH 3204	\$1,290,000	03/06/2023
3	2/29 Burgess St BENTLEIGH 3204	\$1,241,000	13/05/2023

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: 19/09/2023 12:55

2/4 Oak Street, Bentleigh Vic 3204

**Jellis  
Craig**

Anthony Fordham  
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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Unit Price**

June quarter 2023: \$1,060,000



3 2 2

**Property Type:** Unit

**Land Size:** 505 sqm approx

**Agent Comments**

## Comparable Properties



**47a Robert St BENTLEIGH 3204 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** Unit



**1/2 Charlton St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3 2 3

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** Unit



**2/29 Burgess St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,241,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** Unit

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



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