

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

1/4 Valkstone Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,272,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2021

to 31/12/2021

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	1/13 Melton Av CARNEGIE 3163	\$921,000	19/11/2021
2	1/39 Mackie Rd BENTLEIGH EAST 3165	\$825,000	11/09/2021
3	1/41 Mackie Rd BENTLEIGH EAST 3165	\$812,500	13/12/2021

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:

25/01/2022 10:01

1/4 Valkstone Street, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

December quarter 2021: \$1,272,000



2 1 2

Property Type: Unit

Land Size: 268 sqm approx

Agent Comments

Comparable Properties



1/13 Melton Av CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$921,000

Method: Sold Before Auction

Date: 19/11/2021

Property Type: Unit



1/39 Mackie Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000

Method: Sold Before Auction

Date: 11/09/2021

Property Type: Unit



1/41 Mackie Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$812,500

Method: Private Sale

Date: 13/12/2021

Property Type: House

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



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