

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

16a Begg Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,258,500

Property Type Unit

Suburb Bentleigh East

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	6a Scanlan St BENTLEIGH EAST 3165	\$1,100,000	10/07/2021
2	16/27 Dromana Av BENTLEIGH EAST 3165	\$1,180,000	22/05/2021
3	44a Denver St BENTLEIGH EAST 3165	\$1,155,000	27/02/2021

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:

04/08/2021 11:46

16a Begg Street, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

June quarter 2021: \$1,258,500



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



6a Scanlan St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,100,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)



16/27 Dromana Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 3

Price: \$1,180,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Townhouse (Res)



44a Denver St BENTLEIGH EAST 3165 (VG)

Agent Comments

3 - -

Price: \$1,155,000

Method: Sale

Date: 27/02/2021

Property Type: Strata Unit/Townhouse - Conjoined

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