

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

1/533 South Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,210,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2022

to

31/12/2022

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	25b Rica St MOORABBIN 3189	\$1,300,000	16/02/2023
2	2/16 Perry St MOORABBIN 3189	\$1,280,000	07/03/2023
3	2c Rowans Rd HIGHETT 3190	\$1,225,000	15/02/2023

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:

20/03/2023 13:34

1/533 South Road, Bentleigh Vic 3204

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

\$1,210,000

Median House Price

December quarter 2022: \$1,750,000



4 2 2

Property Type: Townhouse (Res)

Land Size: 389 sqm approx

Agent Comments

Comparable Properties



25b Rica St MOORABBIN 3189 (REI)

Agent Comments

4 3 2

Price: \$1,300,000

Method: Private Sale

Date: 16/02/2023

Property Type: Townhouse (Single)



2/16 Perry St MOORABBIN 3189 (REI)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Sold Before Auction

Date: 07/03/2023

Property Type: Townhouse (Single)



2c Rowans Rd HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,225,000

Method: Private Sale

Date: 15/02/2023

Property Type: Townhouse (Single)

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



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