

# 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

26b Buckingham Avenue, 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 \$1,677,750

Property Type House

Suburb Bentleigh

Period - From 01/01/2021

to

31/03/2021

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	1/38 Balmoral Av BENTLEIGH 3204	\$1,350,000	27/05/2021
2	25b Bendigo Av BENTLEIGH 3204	\$1,251,000	20/04/2021
3	2a Lindsay St BENTLEIGH 3204	\$1,415,000	27/03/2021

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:

06/07/2021 17:02

26b Buckingham Avenue, Bentleigh Vic 3204

**Jellis  
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

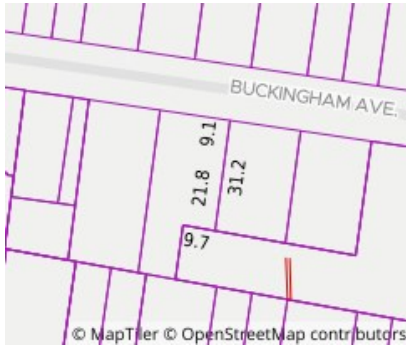
kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

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

**Median House Price**

March quarter 2021: \$1,677,750



**Property Type:**

Agent Comments

## Comparable Properties



**1/38 Balmoral Av BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 27/05/2021

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 270 sqm approx



**25b Bendigo Av BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,251,000

**Method:** Sold Before Auction

**Date:** 20/04/2021

**Property Type:** Townhouse (Res)



**2a Lindsay St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,415,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Townhouse (Res)

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