## 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

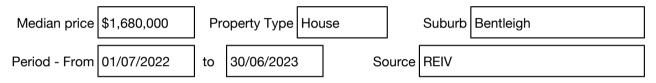
1/18 North Avenue, Bentleigh Vic 3204

## Indicative selling price

For the meaning	of this price s	ee consumer	.vic.gov.au/u	nderquoting	

Single price \$1,300,000

#### Median sale price



## 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	1/76 Mortimore St BENTLEIGH 3204	\$1,335,000	05/08/2023
2	47a Robert St BENTLEIGH 3204	\$1,310,000	05/08/2023
3	3 Tucker Rd BENTLEIGH 3204	\$1,300,000	19/06/2023

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:

11/09/2023 09:12









Property Type: House Land Size: 405 sqm approx Agent Comments

Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> **Indicative Selling Price** \$1,300,000 **Median House Price** Year ending June 2023: \$1,680,000

# **Comparable Properties**



1/76 Mortimore St BENTLEIGH 3204 (REI) 2 2



Price: \$1,335,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Agent Comments



47a Robert St BENTLEIGH 3204 (REI)





Price: \$1,310,000 Method: Auction Sale Date: 05/08/2023 Property Type: Unit

3 Tucker Rd BENTLEIGH 3204 (REI)



Agent Comments

Agent Comments



Price: \$1,300,000 Method: Sold Before Auction Date: 19/06/2023 Property Type: House (Res) Land Size: 621 sqm approx

#### Account - Jellis Craig | P: 03 9593 4500



propertydata

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