

# 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 see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,300,000

### Median sale price

Median price

\$1,680,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2022

to

30/06/2023

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	1/76 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

1/18 North Avenue, Bentleigh Vic 3204

**Jellis  
Craig**

Andrew Panagopoulos  
9573 6100  
0412 054 970

andrewpanagopoulos@jellisrcraig.com.au

**Indicative Selling Price**

\$1,300,000

**Median House Price**

Year ending June 2023: \$1,680,000



3   2   2

**Property Type:** House

**Land Size:** 405 sqm approx

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

3   1   2

**Price:** \$1,335,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House (Res)



**47a Robert St BENTLEIGH 3204 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** Unit



**3 Tucker Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

3   1   1

**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**



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.