

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

104/1 Mackie Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$1,062,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2023

to

31/03/2023

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	101/170 East Boundary Rd BENTLEIGH EAST 3165	\$491,000	03/02/2023
2	123/801 Centre Rd BENTLEIGH EAST 3165	\$490,000	11/04/2023
3	15/76 East Boundary Rd BENTLEIGH EAST 3165	\$480,000	23/02/2023

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:

02/05/2023 08:26

104/1 Mackie Road, Bentleigh East Vic 3165

**Jellis
Craig**

Robert De Freitas

9593 4500

0421 430 350

robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$460,000

Median Unit Price

March quarter 2023: \$1,062,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



101/170 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

2 2 1

Price: \$491,000

Method: Sold Before Auction

Date: 03/02/2023

Property Type: Apartment



123/801 Centre Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

2 2 1

Price: \$490,000

Method: Private Sale

Date: 11/04/2023

Property Type: Apartment



15/76 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

2 1 1

Price: \$480,000

Method: Sold Before Auction

Date: 23/02/2023

Property Type: Unit

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



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