Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2a Lindsay Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,320,000	&	\$1,350,000
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Median sale price

Median price	\$850,000	Pro	perty Type	Jnit]	Suburb	Bentleigh
Period - From	01/10/2020	to	31/12/2020	S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3/20 Wheeler St ORMOND 3204	\$1,330,000	16/11/2020
2	9b Huntingdon Rd BENTLEIGH EAST 3165	\$1,325,000	16/11/2020
3			

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:	22/03/2021 11:46



Date of sale



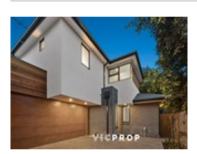
Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,320,000 - \$1,350,000 **Median Unit Price** December quarter 2020: \$850,000





Comparable Properties



3/20 Wheeler St ORMOND 3204 (REI/VG)

Price: \$1,330,000

Method: Sold Before Auction

Date: 16/11/2020

Property Type: Townhouse (Res)

Agent Comments



9b Huntingdon Rd BENTLEIGH EAST 3165

(REI/VG)

Price: \$1,325,000 Method: Private Sale Date: 16/11/2020

Property Type: Townhouse (Single)

Agent Comments

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.

Account - Jellis Craig | P: 03 9194 1200



