

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

107/39 Nicholson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$590,000 & \$615,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2021 to 31/03/2022 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 | 10/120 Patterson Rd BENTLEIGH 3204 | \$615,000 | 15/02/2022 |
| 2 | 8/15 Vickery St BENTLEIGH 3204 | \$610,000 | 12/04/2022 |
| 3 | 102/14 Laurel St BENTLEIGH EAST 3165 | \$602,000 | 22/04/2022 |

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:

11/05/2022 13:20

107/39 Nicholson Street, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos

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Indicative Selling Price

\$590,000 - \$615,000

Median Unit Price

Year ending March 2022: \$1,050,000



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



10/120 Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$615,000

Method: Private Sale

Date: 15/02/2022

Property Type: Apartment



8/15 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$610,000

Method: Sold Before Auction

Date: 12/04/2022

Property Type: Apartment



102/14 Laurel St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 2  2  1

Price: \$602,000

Method: Private Sale

Date: 22/04/2022

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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