## 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

G05/14 Quinns Road, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning	of this price see	consu	umer.vic.go	v.au/	underquot	ing		
Range betweer	n \$599,000		&		\$650,000			
Median sale p	rice							
Median price	\$1,300,000	Prop	perty Type	Unit			Suburb	Bentleigh East
Period - From	01/04/2022	to 3	30/06/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7/14 Quinns Rd BENTLEIGH EAST 3165	\$632,500	26/02/2022
2	2/6 Brad St BENTLEIGH EAST 3165	\$630,000	31/03/2022
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:

31/08/2022 11:21









Property Type: Apartment Agent Comments

**Robert De Freitas** 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

> **Indicative Selling Price** \$599,000 - \$650,000 **Median Unit Price** June quarter 2022: \$1,300,000

# **Comparable Properties**





7/14 Quinns Rd BENTLEIGH EAST 3165 (REI/VG)



Price: \$632,500 Method: Auction Sale Date: 26/02/2022 Property Type: Apartment Land Size: 1300 sqm approx

2/6 Brad St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

Agent Comments

Agent Comments





Price: \$630.000 Method: Sold Before Auction Date: 31/03/2022 Property Type: Unit

102/14 Laurel St BENTLEIGH EAST 3165 (REI/VG)



Price: \$602,000 Method: Private Sale Date: 22/04/2022 Property Type: Apartment

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



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