

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

19 Huntingdon Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,125,000

Median sale price

Median price

\$1,172,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2021

to

31/03/2021

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	2/4 Kingsley Pde CARNEGIE 3163	\$1,180,000	01/05/2021
2	224 Patterson Rd BENTLEIGH 3204	\$1,110,000	20/03/2021
3	2/10 Hall St MCKINNON 3204	\$1,090,000	19/03/2021

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:

06/05/2021 11:16

19 Huntingdon Road, Bentleigh East Vic 3165

**Jellis
Craig**

Jack Liu

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Indicative Selling Price

\$1,125,000

Median Unit Price

March quarter 2021: \$1,172,500



3 2 2

Property Type: House (Res)

Land Size: 293 sqm approx

Agent Comments

Comparable Properties



2/4 Kingsley Pde CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,180,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Townhouse (Res)



224 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$1,110,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Unit



2/10 Hall St MCKINNON 3204 (REI)

Agent Comments

3 1 1

Price: \$1,090,000

Method: Sold Before Auction

Date: 19/03/2021

Property Type: Townhouse (Res)

Land Size: 226 sqm approx

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