## 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

118 Marlborough Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,600,000				
Median sale p	rice								
Median price	\$1,504,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East	
Period - From	01/04/2024	to	30/06/2024		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	69 Kennedy St BENTLEIGH EAST 3165	\$1,570,000	08/06/2024
2	76 Brooks St BENTLEIGH EAST 3165	\$1,570,000	11/05/2024
3	54 Orange St BENTLEIGH EAST 3165	\$1,514,000	01/05/2024

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:

26/07/2024 15:13









**Property Type:** House Agent Comments

Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price June quarter 2024: \$1,504,000

# **Comparable Properties**



69 Kennedy St BENTLEIGH EAST 3165 (REI)



Price: \$1,570,000 Method: Auction Sale Date: 08/06/2024 Property Type: House (Res) Land Size: 705 sqm approx

Agent Comments

Agent Comments



Price: \$1,570,000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res) Land Size: 755 sqm approx

3

54 Orange St BENTLEIGH EAST 3165 (VG)

76 Brooks St BENTLEIGH EAST 3165 (REI)

2

**2** 

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Agent Comments



Method: Sale Date: 01/05/2024 Property Type: House (Res) Land Size: 683 sqm approx

Account - Jellis Craig | P: 03 9593 4500



Propertydata

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