## 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

1/197 East Boundary Road, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$670,000		&		\$720,000				
Median sale p	rice								
Median price	\$1,112,500	Pro	operty Type	Unit			Suburb	Bentleigh East	
Period - From	01/01/2020	to	31/12/2020		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.

Add	dress of comparable property	Price	Date of sale
1	3/289 Mckinnon Rd MCKINNON 3204	\$725,000	23/01/2021
2	5/16 Argyle St BENTLEIGH EAST 3165	\$695,000	12/12/2020
3	2/45 East Boundary Rd BENTLEIGH EAST 3165	\$665,000	19/11/2020

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:

12/04/2021 13:56





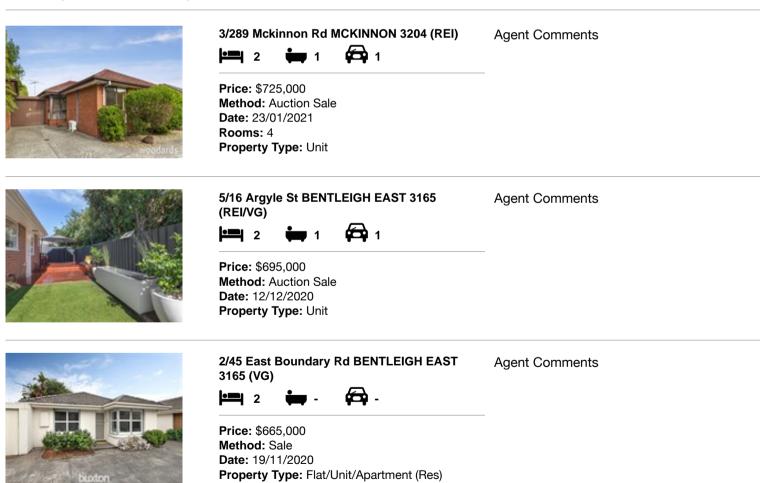




**Property Type:** House Land Size: 327 sqm approx Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$670,000 - \$720,000 Median Unit Price Year ending December 2020: \$1,112,500

# **Comparable Properties**



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.