Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	8b Schulz Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,172,500	Pro	perty Type Un	it		Suburb	Bentleigh East
Period - From	01/01/2021	to	31/03/2021	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.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	2/5 Deborah Av BENTLEIGH EAST 3165	\$1,262,000	10/04/2021
2	28B Wingate St BENTLEIGH EAST 3165	\$1,254,000	27/02/2021
3	2/1 Thornton St BENTLEIGH EAST 3165	\$1,225,000	16/03/2021

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:	29/04/2021 17:16



Date of sale



Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 **Median Unit Price**

March quarter 2021: \$1,172,500



Property Type: Townhouse **Agent Comments**

Comparable Properties



2/5 Deborah Av BENTLEIGH EAST 3165 (REI)

Price: \$1,262,000 Method: Auction Sale Date: 10/04/2021

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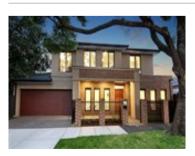
Property Type: Townhouse (Res) Land Size: 285 sqm approx



28B Wingate St BENTLEIGH EAST 3165 (REI)

Price: \$1,254,000 Method: Auction Sale Date: 27/02/2021 Rooms: 8

Property Type: Townhouse (Res)



2/1 Thornton St BENTLEIGH EAST 3165 (REI)

Price: \$1,225,000 Method: Private Sale Date: 16/03/2021

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9194 1200





Agent Comments

Agent Comments

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