

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

4/31 George Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,065,000

Median sale price

Median price

\$1,400,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

21/02/2022

to

20/02/2023

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	2/19 Station Av MCKINNON 3204	\$1,080,000	18/02/2023
2	2/3 Daffodil St BENTLEIGH EAST 3165	\$1,062,000	18/02/2023
3	2/8 Wicklow St ORMOND 3204	\$1,010,000	18/02/2023

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:

21/02/2023 10:31

4/31 George Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham

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Indicative Selling Price

\$1,065,000

Median Townhouse Price

21/02/2022 - 20/02/2023: \$1,400,000



3 2 1

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 255 sqm approx

Agent Comments

Comparable Properties



2/19 Station Av MCKINNON 3204 (REI)

Agent Comments

3 2 1

Price: \$1,080,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)



2/3 Daffodil St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,062,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)

Land Size: 404 sqm approx



2/8 Wicklow St ORMOND 3204 (REI)

Agent Comments

3 2 1

Price: \$1,010,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)

Land Size: 265 sqm approx

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



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