

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

4/74 Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$1,280,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2021

to

31/12/2021

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 | 2/74 Bendigo Av BENTLEIGH 3204 | \$499,000 | 17/01/2022 |
| 2 | 6/30 Nepean Av HAMPTON EAST 3188 | \$480,000 | 01/02/2022 |
| 3 | 8/55 Daley St BENTLEIGH 3204 | \$475,000 | 18/12/2021 |

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:

21/02/2022 15:49

4/74 Bendigo Avenue, Bentleigh Vic 3204

**Jellis
Craig**

Jack Liu

9593 4500

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Indicative Selling Price

\$485,000

Median Unit Price

December quarter 2021: \$1,280,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/74 Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$499,000

Method: Private Sale

Date: 17/01/2022

Property Type: Apartment



6/30 Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 01/02/2022

Property Type: Apartment



8/55 Daley St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$475,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Apartment

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



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