

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

41b Huntley Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,420,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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	6B Atkinson St BENTLEIGH 3204	\$1,410,000	28/11/2020
2			
3			

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:

16/02/2021 12:50

41b Huntley Road, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,350,000 - \$1,420,000

Median Unit Price

December quarter 2020: \$850,000



 4  3  3

Property Type: Townhouse

Agent Comments

Comparable Properties



6B Atkinson St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,410,000

Method: Private Sale

Date: 28/11/2020

Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: 03 9194 1200