

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

3/37 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2023

to

31/12/2023

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	4/3 Elizabeth St BENTLEIGH EAST 3165	\$1,165,000	10/02/2024
2	2/37 Mavho St BENTLEIGH 3204	\$1,030,000	30/10/2023
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:

08/04/2024 18:30

3/37 Mavho Street, Bentleigh Vic 3204

**Jellis
Craig**

Kon Galitos
9593 4500
0414 902 680
kongalitos



3 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$990,000

Median House Price

December quarter 2023: \$1,710,000

Comparable Properties



4/3 Elizabeth St BENTLEIGH EAST 3165 (REI) Agent Comments

3 2 1

Price: \$1,165,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)

2/37 Mavho St BENTLEIGH 3204 (REI/VG) Agent Comments

3 2 2

Price: \$1,030,000

Method: Private Sale

Date: 30/10/2023

Property Type: Unit

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 9593 4500 | F: 03 9557 7604



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