

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

12b Pleasance Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,150,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2023

to

31/03/2023

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	40 Hopkins St MCKINNON 3204	\$2,200,000	04/03/2023
2	20b McKinnon Rd MCKINNON 3204	\$2,120,000	23/02/2023
3	44 London St BENTLEIGH 3204	\$2,075,000	05/12/2022

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:

02/05/2023 13:13

12b Pleasance Street, Bentleigh Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$2,000,000 - \$2,150,000

Median Unit Price

March quarter 2023: \$750,000



 4  3  3

Property Type: Townhouse

Agent Comments

Comparable Properties



40 Hopkins St MCKINNON 3204 (REI)

Agent Comments

 4  4  3

Price: \$2,200,000

Method: Private Sale

Date: 04/03/2023

Property Type: Townhouse (Single)

Land Size: 429 sqm approx



20b McKinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

 4  3  1

Price: \$2,120,000

Method: Private Sale

Date: 23/02/2023

Property Type: Townhouse (Res)



44 London St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,075,000

Method: Expression of Interest

Date: 05/12/2022

Property Type: House

Land Size: 357 sqm approx

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



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