

# 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

3/19 Charlton Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$930,000

&

\$990,000

### Median sale price

Median price \$957,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2021

to 31/03/2021

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	2a Coates St BENTLEIGH 3204	\$965,000	20/03/2021
2	2/30 Coates St BENTLEIGH 3204	\$935,000	07/11/2020
3	2/25 Tucker Rd BENTLEIGH 3204	\$930,000	12/03/2021

**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:

20/04/2021 09:15

3/19 Charlton Street, Bentleigh Vic 3204

**Jellis  
Craig**

Nick Renna

9194 1200

0411 551 190

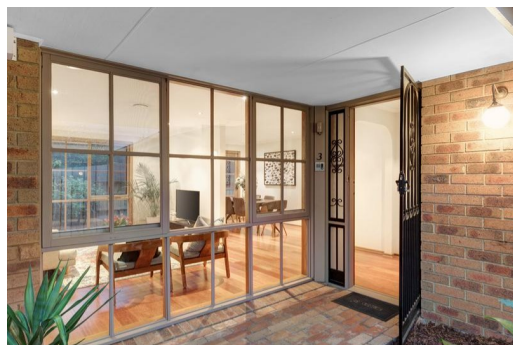
nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$930,000 - \$990,000

**Median Unit Price**

March quarter 2021: \$957,000



3 1 2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2a Coates St BENTLEIGH 3204 (REI)**

**Agent Comments**

3 1 2

**Price:** \$965,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** Unit



**2/30 Coates St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 07/11/2020

**Property Type:** Villa



**2/25 Tucker Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

2 1 1

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 12/03/2021

**Property Type:** Unit

**Account** - Jellis Craig | P: 03 9194 1200