

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

1/20 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,230,000

&

\$1,280,000

Median sale price

Median price \$910,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2024

to

31/03/2024

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	1/49 Browns Rd BENTLEIGH EAST 3165	\$1,225,000	20/03/2024
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:

21/05/2024 12:19

1/20 Mavho Street, Bentleigh Vic 3204



Trent Collie
9593 4500
0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,230,000 - \$1,280,000

Median Unit Price

March quarter 2024: \$910,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



**1/49 Browns Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

3 2 2

Price: \$1,225,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: Townhouse (Res)

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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