

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

36b Argyle Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,395,000

Median sale price

Median price

\$1,444,250

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

18/06/2021

to

17/06/2022

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	70b Kennedy St BENTLEIGH EAST 3165	\$1,450,000	08/06/2022
2	1a Loch Ct BENTLEIGH EAST 3165	\$1,400,000	18/05/2022
3	168 Bignell Rd BENTLEIGH EAST 3165	\$1,375,000	23/04/2022

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:

18/06/2022 14:34

36b Argyle Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham

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anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,395,000

Median Townhouse Price

18/06/2021 - 17/06/2022: \$1,444,250



3 2 2

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



70b Kennedy St BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 3 2

Price: \$1,450,000

Method: Private Sale

Date: 08/06/2022

Property Type: Townhouse (Single)

Land Size: 390 sqm approx



1a Loch Ct BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 3 1

Price: \$1,400,000

Method: Sold Before Auction

Date: 18/05/2022

Property Type: Townhouse (Res)



168 Bignell Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 2 2

Price: \$1,375,000

Method: Sold Before Auction

Date: 23/04/2022

Property Type: Townhouse (Res)

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



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