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 | 36b Argyle Street, Bentleigh East Vic 3165 Including suburb and postcode

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	Pro	pperty Type Tov	vnhouse	Suburb	Bentleigh East
Period - From	18/06/2021	to	17/06/2022	Sourc	ce 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

Add	dress 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 comparableproperties 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





Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

> Indicative Selling Price \$1,395,000 Median Townhouse Price

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



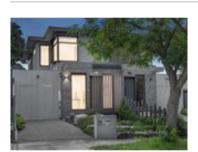
2

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



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

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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)

4

:

Price: \$1,400,000

Method: Sold Before Auction

Date: 18/05/2022

Property Type: Townhouse (Res)

Agent Comments



168 Bignell Rd BENTLEIGH EAST 3165 (REI)

4 = 2

Price: \$1,375,000

Method: Sold Before Auction

Date: 23/04/2022

Property Type: Townhouse (Res)

Agent Comments

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



