

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

24 Scotts Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,680,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2022

to

30/06/2023

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	26 London St BENTLEIGH 3204	\$1,680,000	11/08/2023
2	10 Parkmore Rd BENTLEIGH EAST 3165	\$1,605,000	13/05/2023
3	80 Fromer St BENTLEIGH 3204	\$1,550,000	20/05/2023

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:

23/08/2023 14:33

24 Scotts Street, Bentleigh Vic 3204

**Jellis
Craig**

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending June 2023: \$1,680,000



 2  1  1

Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



26 London St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  1

Price: \$1,680,000

Method: Sold Before Auction

Date: 11/08/2023

Property Type: House (Res)

Land Size: 646 sqm approx



10 Parkmore Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  1  2

Price: \$1,605,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 659 sqm approx



80 Fromer St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,550,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 613 sqm approx

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



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