## 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

101/479-481 South Road, Bentleigh Vic 3204

## Indicative selling price

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			Unsumer.vic.yc	v.au/underguoting

Single price \$515,000

#### Median sale price

Median price	\$658,500	Pro	perty Type Unit	:		Suburb	Bentleigh
Period - From	01/07/2023	to	30/06/2024	Sou	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	405/336 South Rd HAMPTON EAST 3188	\$550,000	12/06/2024
2	301/451 South Rd BENTLEIGH 3204	\$550,000	02/02/2024
3	106/27 Jasper Rd BENTLEIGH 3204	\$510,000	06/05/2024

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:

01/07/2024 13:47





Sarah Gursansky





**Property Type:** Apartment Agent Comments

9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

Indicative Selling Price \$515,000 Median Unit Price 01/07/2023 - 30/06/2024: \$658,500

# **Comparable Properties**



405/336 South Rd HAMPTON EAST 3188 (REI) Agent Comments



Price: \$550,000 Method: Private Sale Date: 12/06/2024 Property Type: Apartment



301/451 South Rd BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$550,000 Method: Private Sale Date: 02/02/2024 Property Type: Apartment



106/27 Jasper Rd BENTLEIGH 3204 (REI)



Agent

Agent Comments

Price: \$510,000 Method: Private Sale Date: 06/05/2024 Property Type: Apartment

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



propertydata

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