

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

2 Greenview Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2022

to 31/03/2022

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	12 Yarra Ct OAKLEIGH SOUTH 3167	\$1,160,000	17/06/2022
2	3 Havana Ct BENTLEIGH EAST 3165	\$1,130,000	02/07/2022
3	253 Chesterville Rd MOORABBIN 3189	\$1,130,000	04/06/2022

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:

14/07/2022 12:14

2 Greenview Court, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2022: \$1,510,000



4 1 3

Property Type: House

Land Size: 630 sqm approx

Agent Comments

Comparable Properties



12 Yarra Ct OAKLEIGH SOUTH 3167 (REI)

Agent Comments

5 2 2

Price: \$1,160,000

Method: Sold Before Auction

Date: 17/06/2022

Property Type: House (Res)

Land Size: 561 sqm approx



3 Havana Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 3

Price: \$1,130,000

Method: Sold After Auction

Date: 02/07/2022

Property Type: House (Res)

Land Size: 556 sqm approx



253 Chesterville Rd MOORABBIN 3189 (REI)

Agent Comments

5 2 1

Price: \$1,130,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 681 sqm approx

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



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