

# 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

3 Paloma Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,504,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2024 to 30/06/2024 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	22 Normanby St HUGHESDALE 3166	\$1,200,000	24/08/2024
2	25 Hallow St BENTLEIGH EAST 3165	\$1,150,000	19/08/2024
3			

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: 11/09/2024 10:37

3 Paloma Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis  
9593 4500  
0412 117 529

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 3    1    2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

June quarter 2024: \$1,504,000

## Comparable Properties



**22 Normanby St HUGHESDALE 3166 (REI)**

Agent Comments

 4    1    2

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 24/08/2024

**Property Type:** House (Res)

**Land Size:** 540 sqm approx



**25 Hallow St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 19/08/2024

**Property Type:** House (Res)

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.

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



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