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

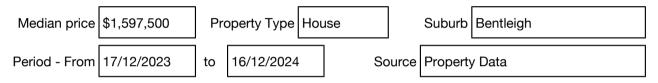
1/14 Talbot Avenue, Bentleigh Vic 3204

Indicative selling price

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Single price \$1,175,000

Median sale price



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	23a Murray Rd ORMOND 3204	\$1,198,000	07/12/2024
2	1/349 South Rd BRIGHTON EAST 3187	\$1,100,000	11/11/2024
3	110 Mckinnon Rd MCKINNON 3204	\$1,160,000	12/10/2024

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:

17/12/2024 16:38





Nick Renna





Property Type: House (Res) Agent Comments 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au Indicative Selling Price

\$1,175,000 Median House Price 17/12/2023 - 16/12/2024: \$1,597,500

Comparable Properties

23a Murray Rd ORMOND 3204 (REI) 3 1 20 1 Price: \$1,198,000 Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 313 sqm approx	Agent Comments
1/349 South Rd BRIGHTON EAST 3187 (REI) 3 2 2 Price: \$1,100,000 Method: Private Sale Date: 11/11/2024 Property Type: Townhouse (Single) Land Size: 248 sqm approx	Agent Comments
110 Mckinnon Rd MCKINNON 3204 (REI) 3 2 2 1 Price: \$1,160,000 Method: Auction Sale Date: 12/10/2024 Property Type: Townhouse (Res)	Agent Comments

Account - Jellis Craig | P: 03 9194 1200



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