# 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	

#### Indicative selling price

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

Range between \$1,400,000	&	\$1,450,000
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#### Median sale price

Median price	\$1,677,750	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/01/2021	to	31/03/2021		Source	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

10B Fairbank Rd BENTLEIGH 3204

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.

Add	dress of comparable property	Price	Date of sale
1	16a Pascoe Av BENTLEIGH 3204	\$1,515,000	22/05/2021
2	22a Marquis Rd BENTLEIGH 3204	\$1,510,000	08/05/2021
1			

#### 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:	09/06/2021 14:55



24/04/2021

\$1,432,000



Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> **Indicative Selling Price** \$1,400,000 - \$1,450,000 **Median House Price** March quarter 2021: \$1,677,750



Property Type: Townhouse Agent Comments

# Comparable Properties

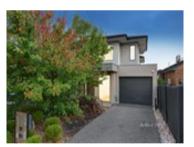


16a Pascoe Av BENTLEIGH 3204 (REI)

Price: \$1,515,000 Method: Auction Sale Date: 22/05/2021

Property Type: Townhouse (Res)

**Agent Comments** 



22a Marquis Rd BENTLEIGH 3204 (REI)



Price: \$1,510,000 Method: Auction Sale Date: 08/05/2021

Property Type: Townhouse (Res)

Agent Comments



10B Fairbank Rd BENTLEIGH 3204 (REI)



Price: \$1,432,000 Method: Auction Sale Date: 24/04/2021

Property Type: Townhouse (Res) Land Size: 340 sqm approx

Agent Comments

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



