## 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

7 Riddle Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,280,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$1,830,000	Pro	operty Type	Hou	ise		Suburb	Bentleigh
Period - From	01/01/2023	to	31/03/2023		So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	394 Chesterville Rd BENTLEIGH EAST 3165	\$1,300,000	29/04/2023
2	16 Quinns Rd BENTLEIGH EAST 3165	\$1,300,000	02/12/2022
3			

OR

**B**<sup>\*</sup> 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:

19/05/2023 14:54





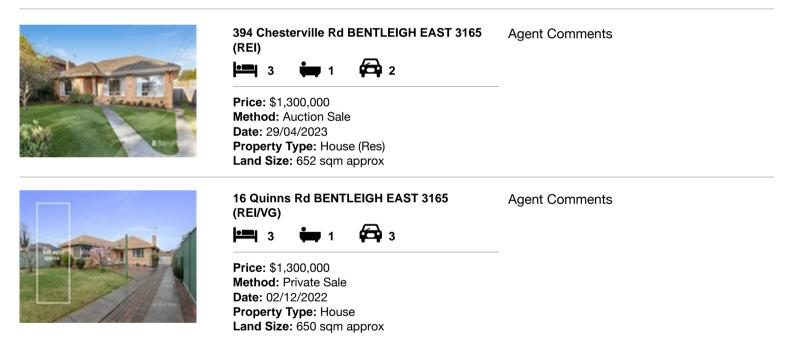




**Property Type:** House Land Size: 582 sqm approx Agent Comments Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

> Indicative Selling Price \$1,280,000 - \$1,320,000 Median House Price March quarter 2023: \$1,830,000

# **Comparable Properties**



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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