## 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

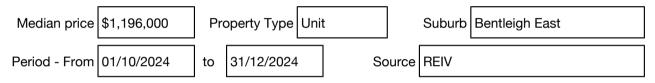
2/6 Sanicki Court, Bentleigh East Vic 3165

## Indicative selling price

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		price see	consumer.vic.gov.au	/ under guoting

Single price \$1,249,000

#### 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 sixmonths 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	4/23-25 Schulz St BENTLEIGH EAST 3165	\$1,180,000	21/09/2024
2			
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:

21/02/2025 18:26





Kosta Mesaritis





Property Type: Unit

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,249,000 Median Unit Price December quarter 2024: \$1,196,000

Agent Comments

# **Comparable Properties**



4/23-25 Schulz St BENTLEIGH EAST 3165 (REI)

Price: \$1,180,000 Method: Auction Sale Date: 21/09/2024 Property Type: Unit Land Size: 296 sqm approx

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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