

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

1d Blenheim Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2019 to 31/12/2019 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	25 Yarraburn CI BENTLEIGH EAST 3165	\$1,030,000	10/10/2019
2	1/45 Elizabeth St BENTLEIGH EAST 3165	\$984,000	30/09/2019
3	3/120 Murrumbeena Rd MURRUMBEENA 3163	\$981,000	23/11/2019

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:

06/03/2020 14:09

1d Blenheim Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

December quarter 2019: \$1,100,000



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Dynamic 3 bedroom 2.5 bathroom haven with downstairs main bedroom (WIR & striking ensuite), sensational stone kitchen (Miele appliances), sumptuous north facing living/dining, study retreat, sun filled decked courtyard garden, auto garage & 2 car spaces. Parkside locale.

Comparable Properties



25 Yarraburn CI BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

4 2 1

Price: \$1,030,000

Method: Sold Before Auction

Date: 10/10/2019

Property Type: House (Res)

Land Size: 274 sqm approx



1/45 Elizabeth St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 2 2

Price: \$984,000

Method: Sold Before Auction

Date: 30/09/2019

Property Type: Townhouse (Res)

Land Size: 1743 sqm approx



3/120 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments
(REI/VG)

3 1 1

Price: \$981,000

Method: Auction Sale

Date: 23/11/2019

Rooms: 5

Property Type: Townhouse (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.