

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

134b Mackie Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,172,500 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2021 to 31/03/2021 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	395a Chesterville Rd BENTLEIGH EAST 3165	\$1,230,000	24/01/2021
2			
3			

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: 02/07/2021 12:10

134b Mackie Road, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,200,000 - \$1,250,000

Median Unit Price

March quarter 2021: \$1,172,500



Property Type:

Agent Comments

Comparable Properties



395a Chesterville Rd BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,230,000

Method: Sale

Date: 24/01/2021

Property Type: Strata Unit/Townhouse -
Conjoined

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 9194 1200