

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

25c Bendigo Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,540,000

Median sale price

Median price

\$1,565,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

26/04/2021

to

25/04/2022

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	50b Brewer Rd BENTLEIGH 3204	\$1,585,000	04/12/2021
2	16 Vale St BENTLEIGH 3204	\$1,575,000	20/11/2021
3	13b Mawby Rd BENTLEIGH EAST 3165	\$1,570,000	05/03/2022

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:

26/04/2022 11:22

25c Bendigo Avenue, Bentleigh Vic 3204

Jellis Craig

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,540,000

Median Townhouse Price

26/04/2021 - 25/04/2022: \$1,565,000



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



50b Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,585,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



16 Vale St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,575,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Townhouse (Res)

Land Size: 270 sqm approx



13b Mawby Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 1

Price: \$1,570,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)

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



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