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

295 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,700,000		&		\$1,800,000				
Median sale p	rice								
Median price	\$1,446,500	Pro	operty Type	Hous	se		Suburb	Bentleigh East	
Period - From	01/04/2021	to	30/06/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	13 Bevis St BENTLEIGH EAST 3165	\$1,770,000	03/07/2021
2	88 Tambet St BENTLEIGH EAST 3165	\$1,770,000	26/06/2021
3	14 Pollina St BENTLEIGH EAST 3165	\$1,725,000	12/07/2021

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:

09/10/2021 12:37





Nick Renna



Property Type: House Agent Comments

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Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price June quarter 2021: \$1,446,500

Comparable Properties



13 Bevis St BENTLEIGH EAST 3165 (REI)



Price: \$1,770,000 Method: Auction Sale Date: 03/07/2021 Property Type: House (Res) Land Size: 578 sqm approx Agent Comments

Agent Comments



Price: \$1,770,000 Method: Auction Sale Date: 26/06/2021 Property Type: House (Res)

Land Size: 712 sqm approx

4

14 Pollina St BENTLEIGH EAST 3165 (VG)

88 Tambet St BENTLEIGH EAST 3165 (REI)

2



(VG) Agent Comments

Price: \$1,725,000 Method: Sale Date: 12/07/2021 Property Type: House (Res) Land Size: 576 sqm approx

Account - Jellis Craig | P: 03 9194 1200



propertydata

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