### 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	

#### Indicative selling price

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

Range between	\$1,450,000	&	\$1,520,000

#### Median sale price

Median price	\$1,830,000	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/01/2023	to	31/03/2023		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

Address of comparable property		Price	Date of sale
1	675 Hawthorn Rd BRIGHTON EAST 3187	\$1,575,000	08/03/2023
2	585 Nepean Hwy BRIGHTON EAST 3187	\$1,551,000	06/05/2023
3	25 Mitchell St BENTLEIGH 3204	\$1,540,000	22/11/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/05/2023 10:25





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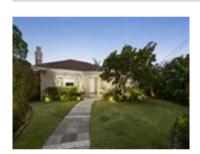
**Indicative Selling Price** \$1,450,000 - \$1,520,000 **Median House Price** March quarter 2023: \$1,830,000





Property Type: House Land Size: 600 sqm approx **Agent Comments** 

## Comparable Properties



675 Hawthorn Rd BRIGHTON EAST 3187 (REI/VG)

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Price: \$1,575,000

Method: Sold Before Auction

Date: 08/03/2023

Property Type: House (Res)

**Agent Comments** 



585 Nepean Hwy BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,551,000 Method: Auction Sale Date: 06/05/2023

Property Type: House (Res) Land Size: 619 sqm approx



25 Mitchell St BENTLEIGH 3204 (REI/VG)

**--**3

Price: \$1,540,000

Method: Sold Before Auction

Date: 22/11/2022

Property Type: House (Res) Land Size: 568 sqm approx

Agent Comments

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



