

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

6 Beddoe Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,272,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2021

to 31/12/2021

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	1/4 Valkstone St BENTLEIGH EAST 3165	\$960,000	19/02/2022
2	1/8 Neville St BENTLEIGH EAST 3165	\$935,000	26/02/2022
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:

15/03/2022 10:11

6 Beddoe Avenue, Bentleigh East Vic 3165

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

December quarter 2021: \$1,272,000



 2  1  2

Property Type: House

Land Size: 333 sqm approx

Agent Comments

Comparable Properties



1/4 Valkstone St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 2  1  2

Price: \$960,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Unit

1/8 Neville St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  1  1

Price: \$935,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

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 9593 4500 | F: 03 9557 7604



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