

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

24b Scotts Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$2,185,000

Median sale price

Median price \$1,440,000

Property Type Townhouse

Suburb Bentleigh

Period - From 07/11/2023

to 06/11/2024

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	6b Mavho St BENTLEIGH 3204	\$2,000,000	14/05/2024
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:

07/11/2024 11:13

24b Scotts Street, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna
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Indicative Selling Price

\$2,185,000

Median Townhouse Price

07/11/2023 - 06/11/2024: \$1,440,000



 4  4  4

Property Type: Townhouse

Agent Comments

Comparable Properties



6b Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,000,000

Method: Sold Before Auction

Date: 14/05/2024

Property Type: Townhouse (Res)

Land Size: 367 sqm approx

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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