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 18B East View Crescent, Bentleigh East Vic 3165	
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Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,425,000	Pro	perty Type T	ownhouse		Suburb	Bentleigh East
Period - From	11/02/2024	to	10/02/2025	S	ource	Property	[,] Data

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

Add	dress of comparable property	Price	Date of sale
1	38a Parkmore Rd BENTLEIGH EAST 3165	\$1,547,500	23/12/2024
2	39a Warwick St BENTLEIGH EAST 3165	\$1,559,000	18/12/2024
3	28a Matthews Rd BENTLEIGH EAST 3165	\$1,555,000	16/11/2024

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:	11/02/2025 22:58





Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median Townhouse Price 11/02/2024 - 10/02/2025: \$1,425,000



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Rooms: 6

Property Type: Townhouse

Comparable Properties



38a Parkmore Rd BENTLEIGH EAST 3165 (REI)

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Price: \$1,547,500 **Method:** Private Sale **Date:** 23/12/2024

Property Type: Townhouse (Res)

Agent Comments



39a Warwick St BENTLEIGH EAST 3165 (REI)

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Price: \$1,559,000

Method: Private Sale **Date:** 18/12/2024

Property Type: Townhouse (Single)

Agent Comments



28a Matthews Rd BENTLEIGH EAST 3165 (REI)

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Price: \$1,555,000 Method: Auction Sale Date: 16/11/2024

Property Type: Townhouse (Res)

Agent Comments

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





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