

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

2c Anderson Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,425,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 14/10/2023

to 13/10/2024

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	4 Roselyn Cr BENTLEIGH EAST 3165	\$1,560,000	31/08/2024
2	11A Molden St BENTLEIGH EAST 3165	\$1,640,000	10/08/2024
3	99 Mackie Rd BENTLEIGH EAST 3165	\$1,700,000	02/08/2024

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:

14/10/2024 10:40

2c Anderson Avenue, Bentleigh East Vic 3165

**Jellis
Craig**

Jack Liu

9593 4500

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jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,650,000

Median Townhouse Price

14/10/2023 - 13/10/2024: \$1,425,000



 4  3  1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



4 Roselyn Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,560,000

Method: Private Sale

Date: 31/08/2024

Property Type: Townhouse (Res)



11A Molden St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,640,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Townhouse (Res)



99 Mackie Rd BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 4  2  3

Price: \$1,700,000

Method: Sold Before Auction

Date: 02/08/2024

Property Type: Townhouse (Res)

Land Size: 338 sqm approx

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



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