

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

3/36 Bonny Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2022 to 30/09/2022 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	1/43 East Boundary Rd BENTLEIGH EAST 3165	\$850,000	02/12/2022
2	22a Blamey St BENTLEIGH EAST 3165	\$841,100	23/11/2022
3	3/7 Allanby Gr BENTLEIGH EAST 3165	\$805,000	08/12/2022

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:

10/01/2023 13:36

3/36 Bonny Street, Bentleigh East Vic 3165

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

September quarter 2022: \$1,100,000



2 1 1

Rooms: 4

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



**1/43 East Boundary Rd BENTLEIGH EAST
3165 (REI)**

Agent Comments

2 1 2

Price: \$850,000

Method: Sold Before Auction

Date: 02/12/2022

Property Type: House (Res)



22a Blamey St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$841,100

Method: Sold Before Auction

Date: 23/11/2022

Property Type: Unit



3/7 Allanby Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$805,000

Method: Auction Sale

Date: 08/12/2022

Property Type: Unit

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



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