

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

10a Blamey Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,200,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2023

to

30/06/2023

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	1d Buchan St MOORABBIN 3189	\$1,439,000	19/08/2023
2	19b Northam Rd BENTLEIGH EAST 3165	\$1,433,000	26/08/2023
3	20b Hill St BENTLEIGH EAST 3165	\$1,330,000	22/08/2023

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:

19/09/2023 10:33

10a Blamey Street, Bentleigh East Vic 3165

**Jellis
Craig**

Jack Liu

9593 4500

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

June quarter 2023: \$1,200,000



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties

1d Buchan St MOORABBIN 3189 (REI)

Agent Comments

 4  3  2

Price: \$1,439,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

Land Size: 301 sqm approx



19b Northam Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  1

Price: \$1,433,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



20b Hill St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,330,000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Townhouse (Res)

Land Size: 318 sqm approx

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



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