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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress 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





Jack Liu





Property Type: Townhouse Agent Comments 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median Unit Price June quarter 2023: \$1,200,000

Comparable Properties

1d Buchan St MOORABBIN 3189 (REI)



Price: \$1,439,000 Method: Auction Sale Date: 19/08/2023 Property Type: Townhouse (Res) Land Size: 301 sqm approx Agent Comments



19b Northam Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,433,000 Method: Auction Sale Date: 26/08/2023 Property Type: Townhouse (Res)



20b Hill St BENTLEIGH EAST 3165 (REI)

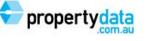


Agent Comments

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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