

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

1/45 East Boundary Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$640,000 & \$700,000

Median sale price

Median price \$1,107,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2019

to 30/06/2019

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	1/517 South Rd BENTLEIGH 3204	\$705,000	03/05/2019
2	2/3 Montclair Ct BENTLEIGH EAST 3165	\$664,000	28/06/2019
3	2/2 Nina Ct BENTLEIGH EAST 3165	\$661,500	21/09/2019

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:

15/10/2019 13:49

1/45 East Boundary Road, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$640,000 - \$700,000

Median Unit Price

June quarter 2019: \$1,107,500



3 1 2

Property Type: Unit

Agent Comments

Cheery 3 bedroom villa hidden behind a beautiful tropical hedged garden, featuring sun drenched lounge (fireplace), north facing kitchen/meals, bright bathroom, an idyllic covered courtyard, security doors, alarm, ducted heating, evap cooling, polished boards, a large auto garage + car space. Metres to buses, walk to schools, Holmesglen College & cafes.

Comparable Properties



1/517 South Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$705,000

Method: Private Sale

Date: 03/05/2019

Property Type: Unit

Land Size: 338 sqm approx



2/3 Montclair Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$664,000

Method: Sold Before Auction

Date: 28/06/2019

Property Type: Unit

Land Size: 250 sqm approx



2/2 Nina Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 2

Price: \$661,500

Method: Auction Sale

Date: 21/09/2019

Property Type: Unit

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.