

# 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

1/26 Francesco Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,100,000

### Median sale price

Median price

\$1,172,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2021

to

31/03/2021

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	1/21 Hobart St BENTLEIGH 3204	\$1,100,000	20/05/2021
2	1/43 Browns Rd BENTLEIGH EAST 3165	\$1,105,000	03/02/2021
3	1/60 Jasper Rd BENTLEIGH 3204	\$1,100,000	19/12/2020

**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:

14/06/2021 18:33

1/26 Francesco Street, Bentleigh East Vic 3165



3 2 3

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,100,000

**Median Unit Price**

March quarter 2021: \$1,172,500

## Comparable Properties



**1/21 Hobart St BENTLEIGH 3204 (REI)**

Agent Comments

3 1 2

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 20/05/2021

**Property Type:** Villa



**1/43 Browns Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,105,000

**Method:** Sold Before Auction

**Date:** 03/02/2021

**Property Type:** Townhouse (Res)

**1/60 Jasper Rd BENTLEIGH 3204 (VG)**

Agent Comments

3 - -

**Price:** \$1,100,000

**Method:** Sale

**Date:** 19/12/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133