

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

2 Delhi Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,499,000

Median sale price

Median price

\$1,416,000

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2019

to

31/12/2019

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	17 Ardwick St BENTLEIGH 3204	\$1,572,000	07/03/2020
2	38 Bendigo Av BENTLEIGH 3204	\$1,520,000	22/02/2020
3	3 Rowland St BENTLEIGH EAST 3165	\$1,451,000	15/02/2020

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:

22/04/2020 10:01

2 Delhi Street, Bentleigh Vic 3204

**Jellis
Craig**

Gavin van Rooyen

9593 4500

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gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,499,000

Median House Price

December quarter 2019: \$1,416,000



2 1 4

Property Type: House (Res)

Land Size: 611 sqm approx

Agent Comments

Comparable Properties



17 Ardwick St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,572,000

Method: Auction Sale

Date: 07/03/2020

Property Type: House

Land Size: 629 sqm approx



38 Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,520,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 656 sqm approx



3 Rowland St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,451,000

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 728 sqm approx

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.