

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

4/1 Bleazby Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$750,000

&

\$820,000

Median sale price

Median price \$943,500

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2023

to 30/06/2024

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	2/24 Station Av MCKINNON 3204	\$788,000	23/04/2024
2	2/3 Elizabeth St BENTLEIGH EAST 3165	\$830,000	10/04/2024
3	4/24 Station Av MCKINNON 3204	\$807,000	14/02/2024

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:

30/07/2024 14:42

4/1 Bleazby Street, Bentleigh Vic 3204

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending June 2024: \$943,500



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



2/24 Station Av MCKINNON 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$788,000

Method: Private Sale

Date: 23/04/2024

Property Type: Townhouse (Res)

Land Size: 724 sqm approx



2/3 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000

Method: Private Sale

Date: 10/04/2024

Property Type: Townhouse (Single)



4/24 Station Av MCKINNON 3204 (VG)

Agent Comments

2 - -

Price: \$807,000

Method: Sale

Date: 14/02/2024

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9593 4500



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