

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

33 Edinburgh Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2022

to

31/03/2022

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	14 Stockdale Av BENTLEIGH EAST 3165	\$1,649,500	23/05/2022
2	20 Glover St BENTLEIGH EAST 3165	\$1,586,100	11/05/2022
3	66 Blamey St BENTLEIGH EAST 3165	\$1,525,000	07/05/2022

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:

01/06/2022 15:17

33 Edinburgh Street, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

9593 4500

0429 129 229

gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

March quarter 2022: \$1,510,000



4 2 3

Property Type: House

Land Size: 576 sqm approx

Agent Comments

Comparable Properties



14 Stockdale Av BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 2 3

Price: \$1,649,500

Method: Private Sale

Date: 23/05/2022

Property Type: House

Land Size: 624 sqm approx



20 Glover St BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 2 2

Price: \$1,586,100

Method: Private Sale

Date: 11/05/2022

Property Type: House

Land Size: 583 sqm approx



66 Blamey St BENTLEIGH EAST 3165 (REI) **Agent Comments**

5 2 3

Price: \$1,525,000

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)

Land Size: 734 sqm approx

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



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