

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

16 Donaldson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,532,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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	11 Queen St ORMOND 3204	\$2,250,000	06/02/2021
2			
3			

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:

23/02/2021 13:05

16 Donaldson Street, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

December quarter 2020: \$1,532,500



 5  3  3

Property Type: House (Res)

Agent Comments

Comparable Properties



11 Queen St ORMOND 3204 (REI)

Agent Comments

 5  3  5

Price: \$2,250,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 749 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200