

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 Clapperton Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,600,000

Median sale price

Median price \$1,693,306

Property Type House

Suburb Bentleigh

Period - From 26/10/2022

to

25/10/2023

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	25 South Av BENTLEIGH 3204	\$1,600,000	12/10/2023
2	1 Mckittrick Rd BENTLEIGH 3204	\$1,500,000	21/10/2023
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:

26/10/2023 10:30

2 Clapperton Street, Bentleigh Vic 3204

Jellis Craig

Trent Collie

9593 4500

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Indicative Selling Price

\$1,550,000 - \$1,600,000

Median House Price

26/10/2022 - 25/10/2023: \$1,693,306



3 1 6

Property Type: House

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



25 South Av BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 757 sqm approx



1 Mckittrick Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

Price: \$1,500,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 736 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 9593 4500 | F: 03 9557 7604



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