

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

46 Yawla Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,870,000

&

\$1,950,000

Median sale price

Median price \$1,862,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2021

to 31/12/2021

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	6 Thomas St BRIGHTON EAST 3187	\$2,000,000	14/11/2021
2	33 Jeffrey St BENTLEIGH 3204	\$1,895,000	23/11/2021
3	10 Wilson St BENTLEIGH 3204	\$1,875,000	19/03/2022

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:

30/03/2022 09:29

46 Yawla Street, Bentleigh Vic 3204

**Jellis
Craig**

Gavin van Rooyen

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gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,870,000 - \$1,950,000

Median House Price

December quarter 2021: \$1,862,500



3 2

Property Type: House (Res)

Agent Comments

Comparable Properties



6 Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$2,000,000

Method: Private Sale

Date: 14/11/2021

Property Type: House

Land Size: 603 sqm approx



33 Jeffrey St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,895,000

Method: Private Sale

Date: 23/11/2021

Property Type: House

Land Size: 682 sqm approx



10 Wilson St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,875,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

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



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