

# 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

3/1-3 North Avenue, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$700,000

### Median sale price

Median price \$965,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2021

to

30/06/2021

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	4/30 Tucker Rd BENTLEIGH 3204	\$720,000	21/06/2021
2	3/2b Scotts St BENTLEIGH 3204	\$705,000	21/05/2021
3	7 Corbie St BENTLEIGH 3204	\$662,000	01/05/2021

**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:

13/09/2021 19:21

3/1-3 North Avenue, Bentleigh Vic 3204

**Jellis  
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au



 2    1    1

**Property Type:** Unit

**Agent Comments**

Tucked away 2 bedroom villa enjoying a delightful lounge, modern neutral kitchen/meals, 2 double bedrooms (BIRs), a tasteful bathroom, a west-facing courtyard with raised deck, air cond, polished boards & a garage. Walk to Moorabbin station, Dendy Park & Patterson shops.

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

June quarter 2021: \$965,000

## Comparable Properties



**4/30 Tucker Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 2    1    2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 21/06/2021

**Property Type:** Unit

**Land Size:** 194 sqm approx



**3/2b Scotts St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

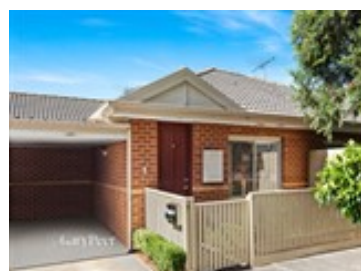
 2    1    1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 21/05/2021

**Property Type:** Unit



**7 Corbie St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$662,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Villa

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



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