

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

7 London Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,375,000

Median sale price

Median price \$1,580,000

Property Type Townhouse

Suburb Bentleigh

Period - From 21/03/2022

to

20/03/2023

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	32a Paschal St BENTLEIGH 3204	\$1,390,000	18/02/2023
2	410a Chesterville Rd BENTLEIGH EAST 3165	\$1,385,000	22/11/2022
3	301a Mckinnon Rd MCKINNON 3204	\$1,370,000	02/11/2022

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:

21/03/2023 09:53

7 London Street, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky
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Indicative Selling Price

\$1,300,000 - \$1,375,000

Median Townhouse Price

21/03/2022 - 20/03/2023: \$1,580,000



3 2 4

Property Type: Townhouse

Land Size: 342 sqm approx

Agent Comments

Comparable Properties



32a Paschal St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,390,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)

Land Size: 369 sqm approx



410a Chesterville Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,385,000

Method: Private Sale

Date: 22/11/2022

Property Type: Townhouse (Single)



301a Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,370,000

Method: Auction Sale

Date: 02/11/2022

Property Type: Townhouse (Res)

Land Size: 302 sqm approx

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



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