

# 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

23 Boronia Street, Bentleigh East Vic 3165

### Indicative selling price

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

Single price \$1,289,000

### Median sale price

Median price \$1,418,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2023

to 30/06/2023

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                              | 16 Northam Rd BENTLEIGH EAST 3165   | \$1,300,000 | 26/04/2023   |
| 2                              | 22 Kurrajong St BENTLEIGH EAST 3165 | \$1,280,000 | 08/08/2023   |
| 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:

18/09/2023 09:58

23 Boronia Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Andrew Panagopoulos

9573 6100

0412 054 970

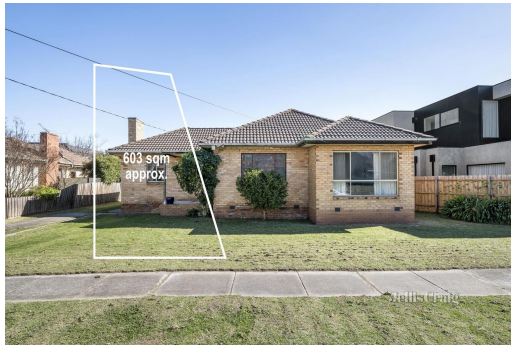
andrewpanagopoulos@jellisrcraig.com.au

**Indicative Selling Price**

\$1,289,000

**Median House Price**

June quarter 2023: \$1,418,500



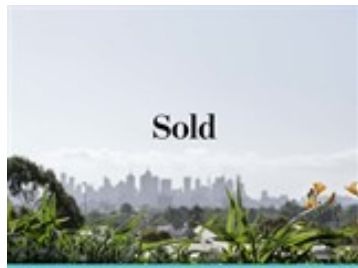
3 1 4

**Property Type:** House

**Land Size:** 603 sqm approx

**Agent Comments**

## Comparable Properties



**16 Northam Rd BENTLEIGH EAST 3165  
(REI/VG)**

**Agent Comments**

3 1 1

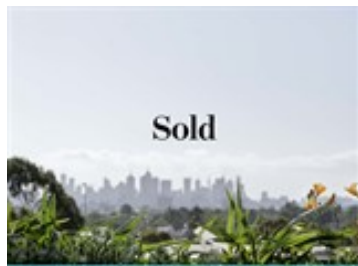
**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 26/04/2023

**Property Type:** House

**Land Size:** 613 sqm approx



**22 Kurrajong St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 08/08/2023

**Property Type:** House (Res)

**Land Size:** 613 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**



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