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 Donaldson Street, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,494,000	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/04/2020	to	30/06/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	16 Murray Rd MCKINNON 3204	\$1,635,000	05/08/2020
2	7 Collins St ORMOND 3204	\$1,550,000	07/07/2020
3	17 Marriot Rd BENTLEIGH 3204	\$1,535,000	18/09/2020

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:

30/09/2020 18:10







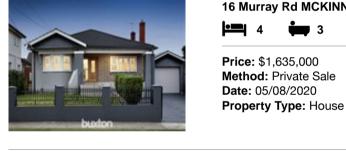


Property Type: House Land Size: 569 sqm approx Agent Comments

Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** June quarter 2020: \$1,494,000

Comparable Properties



16 Murray Rd MCKINNON 3204 (REI) **D** 3 -

Price: \$1,635,000 Method: Private Sale Date: 05/08/2020

Agent Comments



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7 Collins St ORMOND 3204 (REI)

Price: \$1,550,000 Method: Private Sale Date: 07/07/2020 Property Type: House Land Size: 719 sqm approx

17 Marriot Rd BENTLEIGH 3204 (REI)



Price: \$1,535,000 Method: Private Sale Date: 18/09/2020 Property Type: House Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.