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

10 Huon Grove, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,446,500	Pro	operty Type	Hou	se		Suburb	Bentleigh East
Period - From	01/04/2021	to	30/06/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	45 Northam Rd BENTLEIGH EAST 3165	\$1,400,000	22/09/2021
2	28 Matthews Rd BENTLEIGH EAST 3165	\$1,340,000	06/08/2021
3	14 Greenview Ct BENTLEIGH EAST 3165	\$1,300,000	08/09/2021

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:

30/09/2021 14:07







Property Type: House Land Size: 589 sqm approx Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price June quarter 2021: \$1,446,500

Comparable Properties



45 Northam Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,400,000 Method: Private Sale Date: 22/09/2021 Property Type: House Land Size: 630 sqm approx



28 Matthews Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,340,000 Method: Sold Before Auction Date: 06/08/2021 Property Type: House (Res) Land Size: 587 sqm approx



14 Greenview Ct BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 08/09/2021 Property Type: House Land Size: 586 sqm approx

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





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