Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

	1/66 Moylan Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,248,000	Pro	perty Type Un	it		Suburb	Bentleigh East
Period - From	24/07/2023	to	23/07/2024	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.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	1/22 Clements St BENTLEIGH EAST 3165	\$1,341,000	16/03/2024
2	1/17 Elm Gr MCKINNON 3204	\$1,290,000	17/06/2024
3	2/31 Wheeler St ORMOND 3204	\$1,275,000	21/03/2024

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:	24/07/2024 09:01



Date of sale











Property Type: Unit Land Size: 313 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median Unit Price** 24/07/2023 - 23/07/2024: \$1,248,000

Comparable Properties



1/22 Clements St BENTLEIGH EAST 3165 (REI/VG)

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Price: \$1,341,000 Method: Auction Sale Date: 16/03/2024 Property Type: Unit Land Size: 311 sqm approx

-3



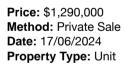
1/17 Elm Gr MCKINNON 3204 (REI)



Agent Comments

Agent Comments

Agent Comments





2/31 Wheeler St ORMOND 3204 (REI/VG)





Price: \$1,275,000 Method: Private Sale Date: 21/03/2024 Property Type: Unit

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



