

# 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

88a Tarnbet 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)

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,290,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2023

to

30/09/2023

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	7a Bayview St BENTLEIGH EAST 3165	\$1,703,000	21/10/2023
2	8b Margaretta St BENTLEIGH EAST 3165	\$1,700,000	09/06/2023
3	45a Northam Rd BENTLEIGH EAST 3165	\$1,660,000	17/06/2023

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:

20/11/2023 10:05

88a Tambet Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median Unit Price**

September quarter 2023: \$1,290,000



4 4 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**7a Bayview St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 3 1

**Price:** \$1,703,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** Townhouse (Res)



**8b Margaretta St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 09/06/2023

**Property Type:** Townhouse (Res)

**Land Size:** 297 sqm approx



**45a Northam Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,660,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** Townhouse (Res)

**Land Size:** 317 sqm approx

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



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