

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

3/57 Barrani Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2022

to

30/09/2022

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	3/76-78 Kennedy St BENTLEIGH EAST 3165	\$720,000	14/05/2022
2	5/12 Hotham St HUGHESDALE 3166	\$702,500	13/08/2022
3	4/93 Coorigil Rd CARNEGIE 3163	\$700,000	11/06/2022

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:

17/10/2022 10:47

3/57 Barrani Street, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

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0411 551 190

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

September quarter 2022: \$1,100,000



2 1 1

Property Type: Villa

Agent Comments

Comparable Properties

3/76-78 Kennedy St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 2

Price: \$720,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Unit



5/12 Hotham St HUGHESDALE 3166 (REI)

Agent Comments

2 1 1

Price: \$702,500

Method: Auction Sale

Date: 13/08/2022

Property Type: Unit



4/93 Coorigil Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 11/06/2022

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200



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