

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

9 Box Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2023

to

30/09/2024

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	14 Highview Rd BENTLEIGH EAST 3165	\$1,350,000	31/08/2024
2	155 Tucker Rd BENTLEIGH 3204	\$1,310,000	18/05/2024
3	2 Margaretta St BENTLEIGH EAST 3165	\$1,410,000	18/05/2024

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:

14/10/2024 10:57

9 Box Court, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos
9593 4500
0414 902 680
kongalitos



 3  1  3

Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending September 2024: \$1,460,000

Comparable Properties



14 Highview Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  1  2

Price: \$1,350,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 620 sqm approx



155 Tucker Rd BENTLEIGH 3204 (REI/VG) **Agent Comments**

 3  1  1

Price: \$1,310,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 622 sqm approx



2 Margaretta St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 3  1  3

Price: \$1,410,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 591 sqm approx

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



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