

# 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

1a Benina 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

\$800,000

&

\$880,000

### Median sale price

Median price

\$1,010,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

20/10/2019

to

19/10/2020

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		
2		
3		

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:

20/10/2020 11:44

1a Benina Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kon Galitos

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

20/10/2019 - 19/10/2020: \$1,010,000



 2  1  1

**Property Type:** Unit

Agent Comments

Freestanding 2 bedroom brick home on its own title, stylish with its engineered timber floors, plantation shutters & vogue lighting, featuring a heartwarming lounge, inviting north facing dining, a well-appointed kitchen (Westinghouse appliances), classic semi ensuite & a timber-lined studio in a low maintenance paved garden. Walk to Centre Rd shops, buses, GESAC & parks.

## Comparable Properties

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.