# 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*

7/3 Bolinda Street, Bentleigh Vic 3204

## Indicative selling price

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

Range between | $970,000 | & | $1,020,000

## Median sale price

| Median price | $1,280,000 | Property Type | Unit | Suburb | Bentleigh |
| Period - From | 01/10/2021 | to | 31/12/2021 | 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 | 11/24 Cadby Av ORMOND 3204 | $1,070,000 | 05/01/2022 |
| 2 | 2/2 Scotts St BENTLEIGH 3204 | $1,030,000 | 29/01/2022 |
| 3 | 6/22 Bent St BENTLEIGH 3204 | $954,000 | 09/02/2022 |

**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: 01/03/2022 16:26

CONSUMER AFFAIRS VICTORIA

**Jellis Craig**

Jack Liu
9593 4500
0420 222 639
jackliu@jelliscraig.com.au

**Indicative Selling Price**
$970,000 - $1,020,000
**Median Unit Price**
December quarter 2021: $1,280,000

🛏 4    🛁 3    🚗 2

**Property Type:** Townhouse (Res)
Agent Comments

# Comparable Properties

**11/24 Cadby Av ORMOND 3204 (VG)**

🛏 3    🛁 -    🚗 -

**Price:** $1,070,000
**Method:** Sale
**Date:** 05/01/2022
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**2/2 Scotts St BENTLEIGH 3204 (REI/VG)**

🛏 3    🛁 1    🚗 1

**Price:** $1,030,000
**Method:** Auction Sale
**Date:** 29/01/2022
**Property Type:** Unit

Agent Comments



**6/22 Bent St BENTLEIGH 3204 (REI)**

🛏 3    🛁 2    🚗 2

**Price:** $954,000
**Method:** Private Sale
**Date:** 09/02/2022
**Property Type:** Apartment

Agent Comments

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