

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

7/3 Bolinda Street, Bentleigh Vic 3204

**Jellis
Craig**

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.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)

Agent Comments

3 - -

Price: \$1,070,000

Method: Sale

Date: 05/01/2022

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

3 1 1

Price: \$1,030,000

Method: Auction Sale

Date: 29/01/2022

Property Type: Unit



6/22 Bent St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$954,000

Method: Private Sale

Date: 09/02/2022

Property Type: Apartment

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



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