

# 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

58a Tudor 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 \$1,550,000

&

\$1,625,000

### 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	36a Kennedy St BENTLEIGH EAST 3165	\$1,635,000	10/09/2022
2	21 Leonie Av BENTLEIGH EAST 3165	\$1,590,000	18/06/2022
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:

17/11/2022 15:28

58a Tudor Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,550,000 - \$1,625,000

**Median Unit Price**

September quarter 2022: \$1,100,000



4 3 3

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**36a Kennedy St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 1

**Price:** \$1,635,000

**Method:** Auction Sale

**Date:** 10/09/2022

**Property Type:** Townhouse (Res)

**Land Size:** 361 sqm approx



**21 Leonie Av BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

4 3 1

**Price:** \$1,590,000

**Method:** Auction Sale

**Date:** 18/06/2022

**Property Type:** Townhouse (Res)

**Land Size:** 616 sqm approx

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 State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.