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	2/4 Mawby Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price	\$1,180,000	Pro	perty Type U	nit		Suburb	Bentleigh East
Period - From	01/10/2020	to	30/09/2021	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	8a Browns Rd BENTLEIGH EAST 3165	\$1,310,000	11/10/2021
2	2/45 Neville St BENTLEIGH EAST 3165	\$1,300,000	18/10/2021
3	1/59 Lahona Av BENTLEIGH EAST 3165	\$1,271,312	25/10/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/11/2021 10:27





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> **Indicative Selling Price** \$1,295,000 **Median Unit Price**

Year ending September 2021: \$1,180,000





Property Type: Townhouse

(Single)

Land Size: 372 sqm approx

Agent Comments

Comparable Properties



8a Browns Rd BENTLEIGH EAST 3165 (REI)

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Price: \$1,310,000 Method: Auction Sale Date: 11/10/2021

Property Type: House (Res) Land Size: 317 sqm approx

Agent Comments



2/45 Neville St BENTLEIGH EAST 3165 (REI)



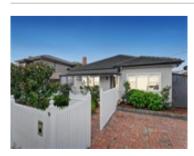
Price: \$1,300,000

Method: Sold Before Auction

Date: 18/10/2021

Property Type: Townhouse (Res) Land Size: 356 sqm approx

Agent Comments



1/59 Lahona Av BENTLEIGH EAST 3165 (REI)

Price: \$1,271,312

Method: Sold Before Auction

Date: 25/10/2021

Property Type: House (Res)

Agent Comments

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



