

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

2/4 Mawby Road, Bentleigh East Vic 3165

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

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2020

to 30/09/2021

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	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 comparable properties 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

2/4 Mawby Road, Bentleigh East Vic 3165

**Jellis
Craig**

Andrew Panagopoulos
9593 4500
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Indicative Selling Price

\$1,295,000

Median Unit Price

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



3 2 3

Property Type: Townhouse
(Single)

Land Size: 372 sqm approx

Agent Comments

Comparable Properties



8a Browns Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 4

Price: \$1,310,000

Method: Auction Sale

Date: 11/10/2021

Property Type: House (Res)

Land Size: 317 sqm approx



2/45 Neville St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 4

Price: \$1,300,000

Method: Sold Before Auction

Date: 18/10/2021

Property Type: Townhouse (Res)

Land Size: 356 sqm approx



1/59 Lahona Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,271,312

Method: Sold Before Auction

Date: 25/10/2021

Property Type: House (Res)

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



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