

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

101/39 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$957,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/01/2021

to

31/03/2021

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	108/66 Bent St MCKINNON 3204	\$585,000	22/03/2021
2	107/11-13 Bent St BENTLEIGH 3204	\$580,000	19/02/2021
3	202/16 Bent St BENTLEIGH 3204	\$550,000	12/04/2021

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:

03/05/2021 11:22

101/39 Mavho Street, Bentleigh Vic 3204

**Jellis
Craig**

Ari Levin

9573 6100

0407 412 142

arilevin@jellisrcraig.com.au

Indicative Selling Price

\$520,000

Median Unit Price

March quarter 2021: \$957,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



108/66 Bent St MCKINNON 3204 (REI)

Agent Comments

2 2 1

Price: \$585,000

Method: Private Sale

Date: 22/03/2021

Property Type: Apartment



107/11-13 Bent St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Sold Before Auction

Date: 19/02/2021

Property Type: Apartment



202/16 Bent St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 12/04/2021

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500