

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

16 Jeffrey Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$1,672,500

Property Type House

Suburb Bentleigh

Period - From 01/07/2023

to 30/09/2023

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	22 Paschal St BENTLEIGH 3204	\$2,070,000	22/06/2023
2	14 Shrewsbury St BENTLEIGH EAST 3165	\$2,050,000	06/07/2023
3	34 Valkstone St BENTLEIGH EAST 3165	\$2,007,000	29/07/2023

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:

14/11/2023 13:58

16 Jeffrey Street, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

September quarter 2023: \$1,672,500



4 2 3

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



22 Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

5 3 3

Price: \$2,070,000

Method: Private Sale

Date: 22/06/2023

Property Type: House

Land Size: 800 sqm approx



14 Shrewsbury St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

5 3 2

Price: \$2,050,000

Method: Private Sale

Date: 06/07/2023

Property Type: House

Land Size: 550 sqm approx



34 Valkstone St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 3

Price: \$2,007,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 643 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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