

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

36a London Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,502,500

Property Type

Townhouse

Suburb

Bentleigh

Period - From

27/08/2023

to

26/08/2024

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	4b Pleasance St BENTLEIGH 3204	\$1,520,000	27/07/2024
2	6A Lesden St BENTLEIGH EAST 3165	\$1,569,000	04/06/2024
3	4a Rosina St BENTLEIGH 3204	\$1,560,000	23/04/2024

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:

27/08/2024 12:16

36a London Street, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham
9593 4500
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anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

27/08/2023 - 26/08/2024: \$1,502,500



 4  3  2

Rooms: 6

Property Type: Townhouse

Comparable Properties



4b Pleasance St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,520,000

Method: Auction Sale

Date: 27/07/2024

Property Type: Townhouse (Res)



6A Lesden St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,569,000

Method: Private Sale

Date: 04/06/2024

Property Type: Townhouse (Res)



4a Rosina St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,560,000

Method: Private Sale

Date: 23/04/2024

Property Type: Townhouse (Single)

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



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