

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

3a Daphne Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,400,000

&

\$1,460,000

Median sale price

Median price

\$1,310,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2021

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	1b Parkmore Rd BENTLEIGH EAST 3165	\$1,500,000	25/08/2021
2	120b Tambet St BENTLEIGH EAST 3165	\$1,476,000	07/10/2021
3	1/85 Mortimore St BENTLEIGH 3204	\$1,410,000	09/10/2021

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:

19/10/2021 13:22

3a Daphne Street, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,400,000 - \$1,460,000

Median Unit Price

September quarter 2021: \$1,310,000



4 3 2

Property Type: Townhouse

Land Size: 319 sqm approx

Agent Comments

Comparable Properties



1b Parkmore Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 2 2

Price: \$1,500,000

Method: Private Sale

Date: 25/08/2021

Property Type: Townhouse (Single)

Land Size: 490 sqm approx



120b Tambet St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 2

Price: \$1,476,000

Method: Auction Sale

Date: 07/10/2021

Property Type: Townhouse (Res)

Land Size: 369 sqm approx



1/85 Mortimore St BENTLEIGH 3204 (REI) **Agent Comments**

4 2 2

Price: \$1,410,000

Method: Sold Before Auction

Date: 09/10/2021

Property Type: Townhouse (Single)

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



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