

# 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

1/25 Monash Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$800,000

### Median sale price

Median price \$1,100,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2019 to 31/12/2019 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	1/105 Tambet St BENTLEIGH EAST 3165	\$835,000	30/11/2019
2	1/43 Mackie Rd BENTLEIGH EAST 3165	\$810,000	08/11/2019
3	2/13 Crewe Rd HUGHESDALE 3166	\$780,000	23/11/2019

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:

17/03/2020 16:30

1/25 Monash Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Chris Janssens

9573 6100

0418 541 208

chrisjanssens@jellisrcraig.com.au

**Indicative Selling Price**

\$730,000 - \$800,000

**Median Unit Price**

December quarter 2019: \$1,100,000



 2     1     3  
(single garage)

**Rooms:** 4

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 376 (102 internally)  
sqm approx

Agent Comments

## Comparable Properties



**1/105 Tambet St BENTLEIGH EAST 3165  
(REI/VG)**

Agent Comments

 2     1     2

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** House (Res)



**1/43 Mackie Rd BENTLEIGH EAST 3165  
(REI/VG)**

Agent Comments

 2     1     1

**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 08/11/2019

**Property Type:** Unit

**Land Size:** 156 sqm approx



**2/13 Crewe Rd HUGHESDALE 3166 (REI/VG)**

Agent Comments

 2     1     1

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** Unit

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.