# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

1/25 Monash Street, Bentleigh East Vic 3165

#### Indicative selling price

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

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

#### Median sale price

Median price	\$1,100,000	Pro	perty Type Uni	t		Suburb	Bentleigh East
Period - From	01/10/2019	to	31/12/2019	So	urce	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

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



Date of sale



Chris Janssens 9573 6100 0418 541 208 chrisjanssens@jelliscraig.com.au

Indicative Selling Price \$730,000 - \$800,000 Median Unit Price December quarter 2019: \$1,100,000



(single garage )

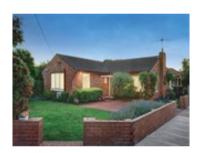
Rooms: 4 Property Type:

Flat/Unit/Apartment (Res) Land Size: 376 (102 internally)

sqm approx

Agent Comments

# Comparable Properties



1/105 Tambet St BENTLEIGH EAST 3165

(REI/VG)

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1

**€** 2

**Price:** \$835,000 **Method:** Auction Sale **Date:** 30/11/2019

Property Type: House (Res)

**Agent Comments** 



1/43 Mackie Rd BENTLEIGH EAST 3165

(REI/VG)

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1



Price: \$810,000

Method: Sold Before Auction

Date: 08/11/2019 Property Type: Unit

Land Size: 156 sqm approx

**Agent Comments** 



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

**=** 2



*A* 

Price: \$780,000 Method: Auction Sale

Date: 23/11/2019 Property Type: Unit Agent Comments

Account - Jellis Craig | P: 03 9593 4500



