## 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 24b Scotts Street, Bentleigh Vic 3204 Including suburb and postcode

#### Indicative selling price

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

Range between \$2,000,000 \$2,150,000 &

### Median sale price

Median price	\$1,464,000	Pro	perty Type To	wnhouse		Suburb	Bentleigh
Period - From	18/12/2023	to	17/12/2024	So	urce	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	13a Wheeler St ORMOND 3204	\$2,150,000	03/12/2024
2	33b Wright St BENTLEIGH 3204	\$1,980,000	17/08/2024
3	18b Draper St MCKINNON 3204	\$1,956,000	25/06/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/12/2024 15:06





Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,000,000 - \$2,150,000 Median Townhouse Price 18/12/2023 - 17/12/2024: \$1,464,000



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**Property Type:** Townhouse Agent Comments

# Comparable Properties



13a Wheeler St ORMOND 3204 (REI)

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**a** 2

**Price:** \$2,150,000 **Method:** Private Sale **Date:** 03/12/2024

Property Type: Townhouse (Single)

Agent Comments



33b Wright St BENTLEIGH 3204 (REI/VG)

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Agent Comments

**Price:** \$1,980,000 **Method:** Auction Sale **Date:** 17/08/2024

Property Type: Townhouse (Res)



18b Draper St MCKINNON 3204 (REI/VG)

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Price: \$1,956,000 Method: Private Sale Date: 25/06/2024

Property Type: Townhouse (Res)

**Agent Comments** 

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





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