

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

1b Caleb Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$740,000 & \$760,000

Median sale price

Median price \$1,062,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2023 to 31/03/2023 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	1/20a Riddle St BENTLEIGH 3204	\$790,000	25/02/2023
2	3/4 Lydia St BENTLEIGH 3204	\$768,000	09/02/2023
3	2/2 Celia St BENTLEIGH EAST 3165	\$741,000	17/12/2022

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:

18/04/2023 09:11

1b Caleb Street, Bentleigh East Vic 3165

**Jellis
Craig**

Sarah Gursansky

9593 4500

0467 533 309

sarahgursansky@jellisrcraig.com.au

Indicative Selling Price

\$740,000 - \$760,000

Median Unit Price

March quarter 2023: \$1,062,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/20a Riddle St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$790,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit

Land Size: 200 sqm approx



3/4 Lydia St BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$768,000

Method: Auction Sale

Date: 09/02/2023

Property Type: Apartment

Land Size: 109.60 sqm approx



2/2 Celia St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 2

Price: \$741,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Villa

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



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