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

28 Balmoral Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,770,750	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/04/2022	to	30/06/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	20 Barrington St BENTLEIGH EAST 3165	\$1,800,000	01/06/2022
2	2 Shrewsbury St BENTLEIGH EAST 3165	\$1,755,000	06/08/2022
3	8 Riddle St BENTLEIGH 3204	\$1,706,000	28/05/2022

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:

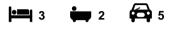
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Nick Renna





Property Type: House Agent Comments

9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price June quarter 2022: \$1,770,750

Comparable Properties



20 Barrington St BENTLEIGH EAST 3165 (REI) Agent Comments

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Price: \$1,800,000 Method: Sold Before Auction Date: 01/06/2022 Property Type: House (Res) Land Size: 704 sqm approx



2 Shrewsbury St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,755,000 Method: Auction Sale Date: 06/08/2022 Property Type: House (Res) Land Size: 598 sqm approx



8 Riddle St BENTLEIGH 3204 (REI/VG)



Agent Comments

Price: \$1,706,000 Method: Auction Sale Date: 28/05/2022 Property Type: House (Res) Land Size: 653 sqm approx

Account - Jellis Craig | P: 03 9194 1200



propertydata

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