

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 consumer.vic.gov.au/underquoting

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,770,750

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2022

to

30/06/2022

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	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:

09/08/2022 10:04

28 Balmoral Avenue, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

June quarter 2022: \$1,770,750



3 2 5

Property Type: House

Agent Comments

Comparable Properties



20 Barrington St BENTLEIGH EAST 3165 (REI) Agent Comments

3 1 3

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

3 1 1

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

3 1 2

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



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