

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

11 Barry Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,865,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2021

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	15 Barry St BENTLEIGH 3204	\$1,649,999	21/02/2022
2	70 Brewer Rd BENTLEIGH 3204	\$1,560,000	12/07/2022
3	9 Clapperton St BENTLEIGH 3204	\$1,555,000	21/06/2022

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:

27/07/2022 13:50

11 Barry Street, Bentleigh Vic 3204

Jellis Craig

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending June 2022: \$1,865,000



4 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



15 Barry St BENTLEIGH 3204 (VG)

Agent Comments

4 - -

Price: \$1,649,999

Method: Sale

Date: 21/02/2022

Property Type: House (Res)

Land Size: 602 sqm approx



70 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,560,000

Method: Private Sale

Date: 12/07/2022

Property Type: House

Land Size: 653 sqm approx



9 Clapperton St BENTLEIGH 3204 (REI)

Agent Comments

3 1 4

Price: \$1,555,000

Method: Private Sale

Date: 21/06/2022

Property Type: House

Land Size: 644 sqm approx

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



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