

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

308/21-25 Nicholson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Bentleigh

Period - From 01/07/2023 to 30/09/2023 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	G08/21-25 Nicholson St BENTLEIGH 3204	\$625,000	17/11/2023
2	112/21-25 Nicholson St BENTLEIGH 3204	\$600,000	30/11/2023
3	307/79 Mitchell St BENTLEIGH 3204	\$583,000	26/06/2023

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:

04/12/2023 07:57

308/21-25 Nicholson Street, Bentleigh Vic 3204

**Jellis
Craig**

Jack Liu

9593 4500

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jackliu@jellisrcraig.com.au

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

September quarter 2023: \$1,050,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



G08/21-25 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$625,000

Method: Sold Before Auction

Date: 17/11/2023

Property Type: Unit



112/21-25 Nicholson St BENTLEIGH 3204 (REI) Agent Comments

 2  2  1

Price: \$600,000

Method: Sold Before Auction

Date: 30/11/2023

Property Type: Apartment



307/79 Mitchell St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$583,000

Method: Private Sale

Date: 26/06/2023

Property Type: Apartment

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



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