

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

27 Elizabeth Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,410,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2020

to 30/09/2021

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	319a McKinnon Rd BENTLEIGH EAST 3165	\$1,235,000	07/10/2021
2	1/36 Abbin Av BENTLEIGH EAST 3165	\$1,215,000	01/12/2021
3	1/17 George St BENTLEIGH EAST 3165	\$1,200,000	04/12/2021

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:

15/12/2021 15:03

27 Elizabeth Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

Year ending September 2021: \$1,410,000



3 2 2

Rooms: 5

Property Type: Land (Res)

Agent Comments

Comparable Properties



319a McKinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,235,000

Method: Auction Sale

Date: 07/10/2021

Property Type: Townhouse (Res)



1/36 Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,215,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



1/17 George St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Townhouse (Res)

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



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