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

1/9 Filbert Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$900,000		&		\$950,000					
Median sale pr	rice									
Median price	\$1,300,000	Pro	operty Type	Unit			Suburb	Bentleigh East		
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.

Add	dress of comparable property	Price	Date of sale
1	8/15a Wattle Gr MCKINNON 3204	\$932,000	04/06/2022
2	1/29 Mortimore St BENTLEIGH 3204	\$927,500	29/04/2022
3	2/6 Tucker Rd BENTLEIGH 3204	\$901,500	16/06/2022

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:

12/08/2022 13:23









Rooms: 5 **Property Type:** Flat/Unit/Apartment (Res) Land Size: 247 sqm approx Agent Comments

Indicative Selling Price \$900,000 - \$950,000 **Median Unit Price** June quarter 2022: \$1,300,000

Comparable Properties



8/15a Wattle Gr MCKINNON 3204 (REI)



Price: \$932,000 Method: Auction Sale Date: 04/06/2022 Property Type: Unit

Agent Comments



1/29 Mortimore St BENTLEIGH 3204 (REI/VG) Agent Comments





Price: \$927,500 Method: Sold Before Auction Date: 29/04/2022 Property Type: Villa

2/6 Tucker Rd BENTLEIGH 3204 (REI)



Agent Comments



Price: \$901,500 Method: Sold Before Auction Date: 16/06/2022 Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200



propertydata

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