

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

2 Magnolia Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,390,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2022 to 31/12/2022 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	18 Gladesville Dr BENTLEIGH EAST 3165	\$1,115,000	28/01/2023
2	16 Pasadena Cr BENTLEIGH EAST 3165	\$1,075,000	10/09/2022
3	2 Miami Ct BENTLEIGH EAST 3165	\$1,050,000	26/10/2022

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:

07/02/2023 13:25

2 Magnolia Avenue, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

December quarter 2022: \$1,390,000



3 2 4

Property Type: House

Agent Comments

Comparable Properties



18 Gladesville Dr BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,115,000

Method: Auction Sale

Date: 28/01/2023

Property Type: House (Res)

Land Size: 587 sqm approx



16 Pasadena Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 1

Price: \$1,075,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 535 sqm approx



2 Miami Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Private Sale

Date: 26/10/2022

Property Type: House

Land Size: 532 sqm approx

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



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