

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

63b Barrington Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,750,000

&

\$1,800,000

Median sale price

Median price

\$1,180,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2022

to

31/03/2023

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	19b Kinlock Av MURRUMBEENA 3163	\$1,800,000	09/12/2022
2	19a Kinlock Av MURRUMBEENA 3163	\$1,800,000	17/11/2022
3	18a Malane St BENTLEIGH EAST 3165	\$1,775,000	14/02/2023

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:

24/04/2023 09:36

63b Barrington Street, Bentleigh East Vic 3165

**Jellis
Craig**

Andrew Panagopoulos

9573 6100

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andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$1,750,000 - \$1,800,000

Median Unit Price

Year ending March 2023: \$1,180,500



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



**19b Kinlock Av MURRUMBEENA 3163
(REI/VG)**

Agent Comments

4 3 2

Price: \$1,800,000

Method: Sold Before Auction

Date: 09/12/2022

Property Type: Townhouse (Res)

Land Size: 300 sqm approx

**19a Kinlock Av MURRUMBEENA 3163
(REI/VG)**

Agent Comments

4 3 2

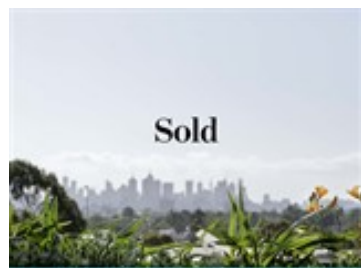
Price: \$1,800,000

Method: Sold Before Auction

Date: 17/11/2022

Property Type: Townhouse (Res)

Land Size: 310 sqm approx



18a Malane St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,775,000

Method: Private Sale

Date: 14/02/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500



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