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

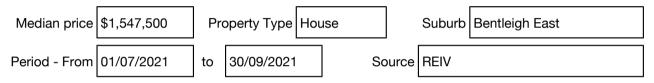
30 Stockdale Avenue, Bentleigh East Vic 3165

Indicative selling price

| E | | | | e consume | | . / | |
|---------|-------------------------|-------------|----------|----------------|--------------------|------------|--|
| LOR TOO | magnina | OT THIC | nrina ca | a conclumation | α r vic acv | auvunder | nuitour |
| | III c aliiiu | 01 11115 | 01100.00 | | | .au/unucri | JUUUIIU |
| | | • • • • • • | | | | | 4 • • • • • • • • • • • • • • • • • • • |

Single price \$1,749,000

Median sale price



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 | 4 Kadir St BENTLEIGH EAST 3165 | \$1,850,000 | 03/11/2021 |
| 2 | 40 Matthews Rd BENTLEIGH EAST 3165 | \$1,700,000 | 23/11/2021 |
| 3 | 32 Pasadena Cr BENTLEIGH EAST 3165 | \$1,670,000 | 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:

13/12/2021 12:14









Property Type: House (Res) **Land Size:** 589 sqm approx Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$1,749,000 Median House Price September quarter 2021: \$1,547,500

Comparable Properties



4 Kadir St BENTLEIGH EAST 3165 (REI)



Price: \$1,850,000 Method: Auction Sale Date: 03/11/2021 Property Type: House (Res) Agent Comments



40 Matthews Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,700,000 Method: Private Sale Date: 23/11/2021 Property Type: House Land Size: 828 sqm approx



32 Pasadena Cr BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,670,000 Method: Auction Sale Date: 04/12/2021 Property Type: House (Res) Land Size: 830 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.