Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

44b Vasey Street, Bentleigh East Vic 3165
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Indicative selling price

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

Range between \$1,200,000 & \$1,250,000	1
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Median sale price

Median price	\$1,010,000	Pro	pperty Type Un	it		Suburb	Bentleigh East
Period - From	01/07/2019	to	30/09/2019	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	18b Mervin St BENTLEIGH EAST 3165	\$1,300,000	19/07/2019
2	14a Vasey St BENTLEIGH EAST 3165	\$1,296,000	03/08/2019
3	34b Lesden St BENTLEIGH EAST 3165	\$1,260,000	24/09/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/11/2019 16:17





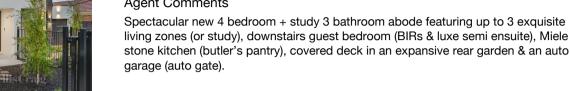
Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

> **Indicative Selling Price** \$1,200,000 - \$1,250,000





Agent Comments



Comparable Properties



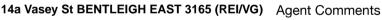
18b Mervin St BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,300,000 Method: Private Sale Date: 19/07/2019

Property Type: Townhouse (Res) Land Size: 360 sqm approx

Agent Comments

Agent Comments









Price: \$1,296,000 Method: Auction Sale Date: 03/08/2019

Property Type: Townhouse (Res) Land Size: 360 sqm approx



34b Lesden St BENTLEIGH EAST 3165 (REI)

Price: \$1,260,000 Method: Private Sale Date: 24/09/2019

Property Type: Townhouse (Single)

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



