

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

14b Geel Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,900,000

&

\$1,990,000

Median sale price

Median price \$1,620,000

Property Type Townhouse

Suburb Bentleigh

Period - From 01/08/2022

to 31/07/2023

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	22B Mckittrick Rd BENTLEIGH 3204	\$2,075,000	13/04/2023
2	19b Vunabere Av BENTLEIGH 3204	\$1,975,000	01/03/2023
3	9b Milford St BENTLEIGH EAST 3165	\$1,900,000	29/04/2023

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:

01/08/2023 16:08

14b Geel Street, Bentleigh Vic 3204

Jellis Craig

Trent Collie

9593 4500

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trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000 - \$1,990,000

Median Townhouse Price

01/08/2022 - 31/07/2023: \$1,620,000



4 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

22B Mckittrick Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$2,075,000

Method: Sold Before Auction

Date: 13/04/2023

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 371 sqm approx

19b Vunabere Av BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,975,000

Method: Private Sale

Date: 01/03/2023

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 338 sqm approx



9b Milford St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,900,000

Method: Private Sale

Date: 29/04/2023

Property Type: Townhouse (Single)

Land Size: 380 sqm approx

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



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