

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

3/18 Bleazby Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/01/2021

to

31/12/2021

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	6/25 Nicholson St BENTLEIGH 3204	\$770,000	26/02/2022
2	1/39 Mavho St BENTLEIGH 3204	\$749,950	24/11/2021
3			

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:

04/04/2022 09:36



2
 1
 1

Rooms: 3

Property Type: Apartment

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending December 2021: \$1,050,000

Agent Comments

Up front in the northern sun, this invitingly spacious two bedroom ground floor security apartment is position perfect for an enviable lifestyle. With both a security entrance and direct access into the sun filled garden courtyard, this impeccable retreat features a generous north facing living and dining area, a huge modern classic kitchen (Miele dishwasher), two big bedrooms (built in robes, one with lightwell courtyard) and an elegant bathroom with laundry nook. Warm with timber look floors, this low maintenance first home, investment or downsizer is complete with intercom, reverse cycle air conditioning, ceiling fan, and secure basement parking with a storage shed. In the boutique Elizabeth Apartments in a small group of 8, only a short walk to the vibrant Centre Road café and bar scene, the city train, the gorgeous Allnutt Park and bike trails in all directions, minutes to fitness studios, a choice of schools including the highly sought after McKinnon Secondary College (zoned). This location is second to none.

Comparable Properties



6/25 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

2
 2
 1

Price: \$770,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Unit



1/39 Mavho St BENTLEIGH 3204 (VG)

Agent Comments

2
 -
 -

Price: \$749,950

Method: Sale

Date: 24/11/2021

Property Type: Strata Unit/Flat

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.

Account - Jellis Craig | P: 03 9194 1200



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.