

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

3/23 Elizabeth Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2021 to 30/09/2021 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 | 1/49 Robert St BENTLEIGH 3204 | \$635,000 | 02/10/2021 |
| 2 | 102/3 Claire St MCKINNON 3204 | \$630,000 | 24/08/2021 |
| 3 | 102/669 Centre Rd BENTLEIGH EAST 3165 | \$630,000 | 19/05/2021 |

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:

20/10/2021 11:49

3/23 Elizabeth Street, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

September quarter 2021: \$1,310,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties

1/49 Robert St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$635,000

Method: Auction Sale

Date: 02/10/2021

Property Type: Apartment



102/3 Claire St MCKINNON 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Sold Before Auction

Date: 24/08/2021

Property Type: Unit



102/669 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Sold Before Auction

Date: 19/05/2021

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200



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