# 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

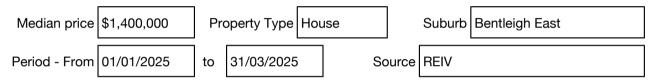
12 Langslow Street, Bentleigh East Vic 3165

# Indicative selling price

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Single price \$1,425,000

#### 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	32a Jassa St BENTLEIGH EAST 3165	\$1,410,000	24/05/2025
2	89a Bignell Rd BENTLEIGH EAST 3165	\$1,400,000	21/05/2025
3	1a Fraser St BENTLEIGH EAST 3165	\$1,400,000	10/04/2025

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:

16/06/2025 10:09





Kosta Mesaritis

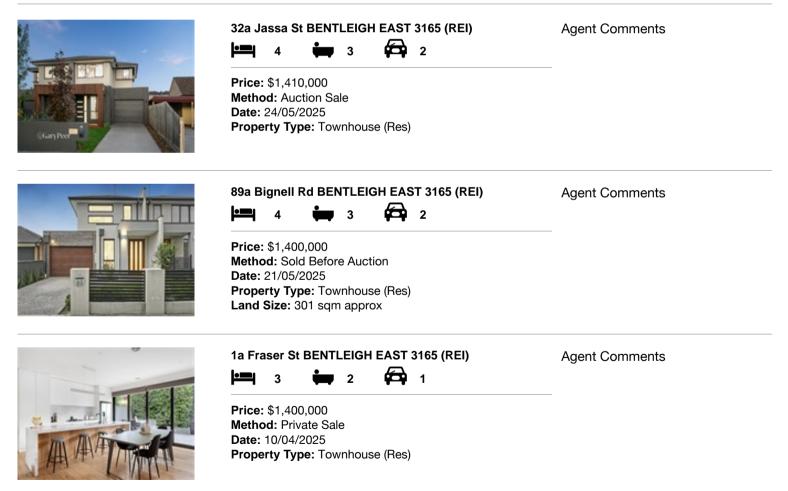


Property Type: House

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> Indicative Selling Price \$1,425,000 Median House Price March quarter 2025: \$1,400,000

# **Comparable Properties**



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



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