#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

| Address              | 2a Bolinda Street, Bentleigh Vic 3204 |
|----------------------|---------------------------------------|
| Including suburb and |                                       |
| postcode             |                                       |
|                      |                                       |

#### Indicative selling price

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

| Range between | \$2,800,000 | & | \$2,950,000 |
|---------------|-------------|---|-------------|
| -             |             |   |             |

#### Median sale price

| Median price \$1,625,000 | Property Type House | Suburb Be   | entleigh |
|--------------------------|---------------------|-------------|----------|
| Period - From 01/10/2024 | to 31/12/2024       | 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

| Address of comparable property |                                 | 1 1100      | Date of Sale |
|--------------------------------|---------------------------------|-------------|--------------|
| 1                              | 6 Tuxen Ct BRIGHTON EAST 3187   | \$2,900,000 | 01/02/2025   |
| 2                              | 22 Leary Av BENTLEIGH EAST 3165 | \$2,910,000 | 28/01/2025   |
| 3                              | 26 Leary Av BENTLEIGH EAST 3165 | \$2,900,000 | 06/11/2024   |

#### 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: | 31/03/2025 11:03 |
|--|------------------|



Date of sale



Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,800,000 - \$2,950,000 Median House Price December quarter 2024: \$1,625,000





## Comparable Properties



6 Tuxen Ct BRIGHTON EAST 3187 (REI)

5

Date: 01/02/2025

2

Price: \$2,900,000
Method: Auction Sale

**Property Type:** House (Res) **Land Size:** 665 sqm approx

**Agent Comments** 



22 Leary Av BENTLEIGH EAST 3165 (REI)

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Agent Comments

Price: \$2,910,000 Method: Private Sale Date: 28/01/2025 Property Type: House



26 Leary Av BENTLEIGH EAST 3165 (REI/VG)

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**—** 

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) 3

Price: \$2,900,000

Method: Sold Before Auction

Date: 06/11/2024

**Property Type:** House (Res) **Land Size:** 551 sqm approx

Agent Comments

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





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