

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

1/531 South Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,667,500 Property Type House Suburb Bentleigh

Period - From 22/02/2023 to 21/02/2024 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	Price	Date of sale
1	11/15 Vickery St BENTLEIGH 3204	\$910,000	17/02/2024
2	2/47 Bulli St MOORABBIN 3189	\$901,000	20/11/2023
3	3/35 Henry St HIGHETT 3190	\$850,000	10/02/2024

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:

22/02/2024 11:20

1/531 South Road, Bentleigh Vic 3204

**Jellis
Craig**

Sam Mercuri

9194 1200

0403 525 808

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 3  1  2

Property Type: House

Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median House Price

22/02/2023 - 21/02/2024: \$1,667,500

Comparable Properties



11/15 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$910,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit



2/47 Bulli St MOORABBIN 3189 (REI/VG)

Agent Comments

 2  2  2

Price: \$901,000

Method: Private Sale

Date: 20/11/2023

Property Type: Unit

Land Size: 235 sqm approx



3/35 Henry St HIGHETT 3190 (REI)

Agent Comments

 2  1  1

Price: \$850,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200



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