

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

1/633 South Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,250,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2023 to 31/12/2023 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	2/17 Central Av MOORABBIN 3189	\$800,000	14/11/2023
2	4/15 South Av BENTLEIGH 3204	\$780,000	11/12/2023
3	2a St Georges Av BENTLEIGH EAST 3165	\$779,000	20/01/2024

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:

20/02/2024 11:23

1/633 South Road, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos
9593 4500
0414 902 680
kongalitos



 2  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending December 2023: \$1,250,000

Comparable Properties



2/17 Central Av MOORABBIN 3189 (REI/VG)

Agent Comments

 2  1  2

Price: \$800,000

Method: Sold Before Auction

Date: 14/11/2023

Property Type: Unit



4/15 South Av BENTLEIGH 3204 (REI)

Agent Comments

 2  1  2

Price: \$780,000

Method: Sold Before Auction

Date: 11/12/2023

Property Type: Unit

Land Size: 208 sqm approx



2a St Georges Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  2  1

Price: \$779,000

Method: Private Sale

Date: 20/01/2024

Property Type: Unit

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



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