

# 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

1/69 Purtell Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,435,750 Property Type Townhouse Suburb Bentleigh East

Period - From 30/01/2023 to 29/01/2024 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	3/21 Barry St BENTLEIGH 3204	\$1,084,000	11/11/2023
2	2/8 Caleb St BENTLEIGH EAST 3165	\$1,069,000	02/12/2023
3	2 Small Rd BENTLEIGH 3204	\$1,025,000	14/10/2023

**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:

30/01/2024 10:30

1/69 Purtell Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Nick Renna

9593 4500

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nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Townhouse Price**

30/01/2023 - 29/01/2024: \$1,435,750



 3  2  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**3/21 Barry St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,084,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Townhouse (Res)



**2/8 Caleb St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,069,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)



**2 Small Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

 2  1  2

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Townhouse (Res)

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



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