Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1/8 Vasey Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,248,000	Pro	perty Type Un	it		Suburb	Bentleigh East
Period - From	16/04/2023	to	15/04/2024	So	urce	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		Price	Date of sale
1	4/646 Centre Rd BENTLEIGH EAST 3165	\$735,000	22/10/2023
2	3/45 East Boundary Rd BENTLEIGH EAST 3165	\$730,000	03/02/2024
3	2/8 Francesco St BENTLEIGH EAST 3165	\$728,000	02/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/04/2024 09:19





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

Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** 16/04/2023 - 15/04/2024: \$1,248,000





Agent Comments

Comparable Properties



4/646 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

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Price: \$735,000

Method: Sold Before Auction

Date: 22/10/2023 Property Type: Unit **Agent Comments**



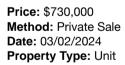
3/45 East Boundary Rd BENTLEIGH EAST

3165 (REI/VG)





Agent Comments





2/8 Francesco St BENTLEIGH EAST 3165 (REI) Agent Comments

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Price: \$728.000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit

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