

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

1/8 Vasey Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,248,000 Property Type Unit Suburb Bentleigh East

Period - From 16/04/2023 to 15/04/2024 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 | 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 comparable properties 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

1/8 Vasey Street, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

16/04/2023 - 15/04/2024: \$1,248,000

Comparable Properties



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

Agent Comments

 2  1  1

Price: \$735,000

Method: Sold Before Auction

Date: 22/10/2023

Property Type: Unit



**3/45 East Boundary Rd BENTLEIGH EAST
3165 (REI/VG)**

Agent Comments

 2  1  1

Price: \$730,000

Method: Private Sale

Date: 03/02/2024

Property Type: Unit



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

 2  1  1

Price: \$728,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Unit

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



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