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 Delhi Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,700,000		&		\$1,800,000					
Median sale p	rice									
Median price	\$1,630,000	Pro	operty Type	Hou	ISE		Suburb	Bentleigh		
Period - From	01/04/2023	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	43 Nicholson St BENTLEIGH 3204	\$1,855,000	20/04/2024
2	104 Glencairn Av BRIGHTON EAST 3187	\$1,810,000	26/02/2024
3	19 Blair St BENTLEIGH 3204	\$1,710,000	27/04/2024

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:

30/04/2024 14:56





Trent Collie

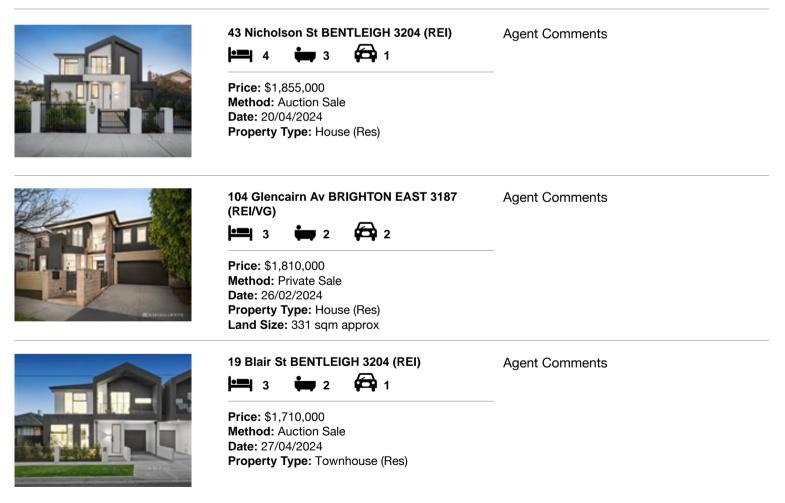




Property Type: House Agent Comments 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending March 2024: \$1,630,000

Comparable Properties



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





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