

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 between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,630,000 Property Type House Suburb Bentleigh

Period - From 01/04/2023 to 31/03/2024 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	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

1 Delhi Street, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie
9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending March 2024: \$1,630,000



4 3 2

Property Type: House

Agent Comments

Comparable Properties



43 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

4 3 1

Price: \$1,855,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)



104 Glencairn Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,810,000

Method: Private Sale

Date: 26/02/2024

Property Type: House (Res)

Land Size: 331 sqm approx



19 Blair St BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

Price: \$1,710,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)

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



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