# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	14b Geel Street, Bentleigh Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,950,000	&	\$2,050,000
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#### Median sale price

Median price	\$1,600,000	Pro	perty Type To	wnhouse		Suburb	Bentleigh
Period - From	19/07/2022	to	18/07/2023	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	43a Valkstone St BENTLEIGH EAST 3165	\$2,005,000	06/05/2023
2	318b McKinnon Rd MCKINNON 3204	\$2,000,000	02/05/2023
3	19b Vunabere Av BENTLEIGH 3204	\$1,975,000	01/03/2023

#### 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:	19/07/2023 15:10



Date of sale



Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,950,000 - \$2,050,000 Median Townhouse Price 19/07/2022 - 18/07/2023: \$1,600,000





# Comparable Properties



43a Valkstone St BENTLEIGH EAST 3165 (REI/VG)

KEI/VG)

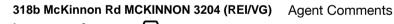
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**Price:** \$2,005,000 **Method:** Auction Sale **Date:** 06/05/2023

Property Type: Townhouse (Res)

**Agent Comments** 

Agent Comments





Price: \$2,000,000

Method: Sold Before Auction

Date: 02/05/2023

**Property Type:** Townhouse (Res) **Land Size:** 442 sqm approx

19b Vunabere Av BENTLEIGH 3204 (REI/VG)

**Price:** \$1,975,000 **Method:** Private Sale **Date:** 01/03/2023 **Rooms:** 7

**Property Type:** Townhouse (Res) **Land Size:** 338 sqm approx

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



