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	16 Coates Street, Bentleigh Vic 3204
Including suburb and	-
postcode	

Indicative selling price

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

Median sale price

Median price \$1,620,000	Pro	pperty Type H	ouse		Suburb	Bentleigh
Period - From 09/07/2023	to	08/07/2024	Sc	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

Address of comparable property		Price	Date of sale
1	19 Whitmuir Rd BENTLEIGH 3204	\$2,215,000	01/06/2024
2	30 Gilbert Gr BENTLEIGH 3204	\$1,970,000	23/03/2024
3	103 Marriage Rd BRIGHTON EAST 3187	\$1,940,000	24/05/2024

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:	09/07/2024 09:52





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

Indicative Selling Price \$1,900,000 - \$2,090,000 **Median House Price** 09/07/2023 - 08/07/2024: \$1,620,000





Property Type: House **Agent Comments**

Comparable Properties



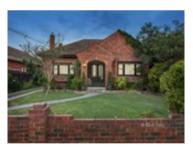
19 Whitmuir Rd BENTLEIGH 3204 (REI)



Price: \$2,215,000 Method: Auction Sale Date: 01/06/2024

Property Type: House (Res) Land Size: 669 sqm approx

Agent Comments



30 Gilbert Gr BENTLEIGH 3204 (REI/VG)





Price: \$1,970,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments



103 Marriage Rd BRIGHTON EAST 3187 (REI)

Price: \$1,940,000 Method: Private Sale

Date: 24/05/2024 Property Type: House (Res) Land Size: 628 sqm approx Agent Comments

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



