# 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

16 Huntley Road, Bentleigh Vic 3204

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | <i>underquot</i> | ing  |        |           |
|-----------------|-------------------|------|--------------|-------|------------------|------|--------|-----------|
| Range betweer   | \$1,600,000       |      | &            |       | \$1,700,000      |      |        |           |
| Median sale p   | rice              |      |              |       |                  |      |        |           |
| Median price    | \$1,710,000       | Pro  | operty Type  | Hous  | se               |      | Suburb | Bentleigh |
| Period - From   | 01/10/2023        | to   | 31/12/2023   |       | 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.

| Ado | dress of comparable property   | Price       | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1   | 30 Newham Gr ORMOND 3204       | \$1,805,000 | 15/12/2023   |
| 2   | 55 Union St BRIGHTON EAST 3187 | \$1,725,000 | 16/12/2023   |
| 3   | 7 Marston St BENTLEIGH 3204    | \$1,700,000 | 20/11/2023   |

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:

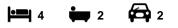
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Jack Liu





**Property Type:** House Agent Comments

9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price December quarter 2023: \$1,710,000

# **Comparable Properties**



30 Newham Gr ORMOND 3204 (REI)



Price: \$1,805,000 Method: Private Sale Date: 15/12/2023 Property Type: House Land Size: 616 sqm approx Agent Comments

Agent Comments

55 Union St BRIGHTON EAST 3187 (REI/VG)



Price: \$1,725,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 582 sqm approx

7 Marston St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,700,000 Method: Private Sale Date: 20/11/2023 Property Type: House (Res) Land Size: 585 sgm approx

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



Propertydata

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