

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 Jeffrey Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,672,500

Property Type House

Suburb Bentleigh

Period - From 01/07/2023

to 30/09/2023

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	1 Swindon Gr MCKINNON 3204	\$1,950,000	05/07/2023
2	311 Mckinnon Rd BENTLEIGH EAST 3165	\$1,940,000	01/07/2023
3	26 Hall St MCKINNON 3204	\$1,910,000	02/09/2023

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:

24/10/2023 09:26



3 2 3

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



1 Swindon Gr MCKINNON 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,950,000

Method: Private Sale

Date: 05/07/2023

Property Type: House (Res)

Land Size: 759 sqm approx



311 Mckinnon Rd BENTLEIGH EAST 3165 (VG) Agent Comments

4 - -

Price: \$1,940,000

Method: Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 386 sqm approx



26 Hall St MCKINNON 3204 (REI)

Agent Comments

3 1 2

Price: \$1,910,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 638 sqm approx