

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

1a Celia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2022

to 30/06/2023

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	19A Konrad St BENTLEIGH EAST 3165	\$1,625,000	29/04/2023
2	16a Leigh St BENTLEIGH EAST 3165	\$1,580,000	06/05/2023
3	52A Brady Rd BENTLEIGH EAST 3165	\$1,520,000	18/03/2023

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:

25/07/2023 11:22

1a Celia Street, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

9593 4500

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Indicative Selling Price

\$1,500,000 - \$1,550,000

Median House Price

Year ending June 2023: \$1,400,000



 4  3  2

Property Type:

Agent Comments

Comparable Properties



**19A Konrad St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

 4  2  2

Price: \$1,625,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)

Land Size: 282 sqm approx



16a Leigh St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  1

Price: \$1,580,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Townhouse (Res)



**52A Brady Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

 4  2  1

Price: \$1,520,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Townhouse (Res)

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



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