

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

2/31 Mavho Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,050,000 Property Type Unit 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	2/3 Francesco St BENTLEIGH EAST 3165	\$1,200,000	26/08/2023
2	2/1 Dega Av BENTLEIGH EAST 3165	\$1,100,000	31/05/2023
3	2/42 Elizabeth St BENTLEIGH EAST 3165	\$1,099,000	06/09/2023

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:

31/10/2023 15:35

2/31 Mavho Street, Bentleigh Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

September quarter 2023: \$1,050,000



 3  2  2

Property Type: Unit

Agent Comments

Comparable Properties



2/3 Francesco St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit

Land Size: 468 sqm approx



2/1 Dega Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 31/05/2023

Property Type: Townhouse (Single)



2/42 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,099,000

Method: Private Sale

Date: 06/09/2023

Property Type: Unit

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



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