

# 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

24 Park Crescent, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,691,612 Property Type House Suburb Bentleigh

Period - From 01/01/2023 to 31/12/2023 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 Clapperton St BENTLEIGH 3204	\$1,690,000	27/10/2023
2	214 Patterson Rd BENTLEIGH 3204	\$1,600,000	25/11/2023
3	1 Mckittrick Rd BENTLEIGH 3204	\$1,500,000	21/10/2023

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:

20/03/2024 10:26



3   1   2

**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
Year ending December 2023: \$1,691,612

## Comparable Properties



**2 Clapperton St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3   1   6

**Price:** \$1,690,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2023  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**214 Patterson Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3   1   3

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 25/11/2023  
**Property Type:** House  
**Land Size:** 737 sqm approx



**1 Mckittrick Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 736 sqm approx

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