

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

2a Montreal Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,695,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2022

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	2/10 Blair St BENTLEIGH 3204	\$1,335,000	09/09/2023
2	5b Denver St BENTLEIGH EAST 3165	\$1,300,000	04/10/2023
3	8a Namron St BENTLEIGH EAST 3165	\$1,285,000	15/09/2023

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:

01/11/2023 16:07

2a Montreal Street, Bentleigh Vic 3204

**Jellis
Craig**

Jack Liu
9593 4500
0420 222 639

jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2023: \$1,695,000



 4  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/10 Blair St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,335,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Unit



5b Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Private Sale

Date: 04/10/2023

Property Type: Townhouse (Single)



8a Namron St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,285,000

Method: Private Sale

Date: 15/09/2023

Property Type: Townhouse (Single)

Land Size: 325 sqm approx

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



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