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 Seaview Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,450,000		&		\$1,500,0	00		
Median sale p	rice							
Median price	\$1,050,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/07/2023	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/2 Shanahan Cr MCKINNON 3204	\$1,538,000	18/10/2023
2	1/1 Prince Edward Av MCKINNON 3204	\$1,430,000	13/10/2023
3			

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:

17/11/2023 09:26









Property Type: Townhouse Agent Comments

Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,500,000 Median Unit Price September quarter 2023: \$1,050,000

Agent Comments

Agent Comments

Comparable Properties



1/2 Shanahan Cr MCKINNON 3204 (REI)



Price: \$1,538,000 Method: Private Sale Date: 18/10/2023 Property Type: Townhouse (Single)



1/1 Prince Edward Av MCKINNON 3204 (REI)

1 3 **1** 2 **2** 2

Price: \$1,430,000 Method: Sold Before Auction Date: 13/10/2023 Property Type: Townhouse (Res) Land Size: 311 sqm approx

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.

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

propertydata



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