## 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

3/107-109 East Boundary Road, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$750,000		&		\$800,000					
Median sale p	rice									
Median price	\$1,250,000	Pro	operty Type	Unit			Suburb	Bentleigh East		
Period - From	01/10/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2a St Georges Av BENTLEIGH EAST 3165	\$779,000	20/01/2024
2	1a Normdale Rd BENTLEIGH EAST 3165	\$862,000	19/01/2024
3	32a Browns Rd BENTLEIGH EAST 3165	\$780,000	18/12/2023

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:

21/02/2024 13:39





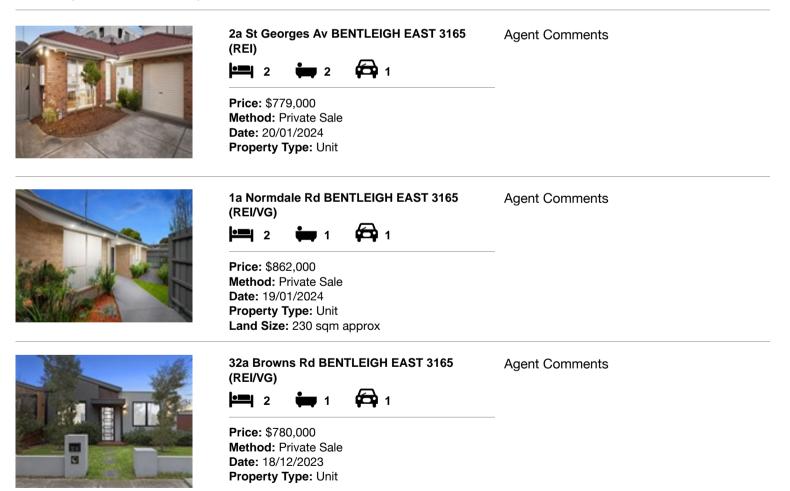




Property Type: Unit Agent Comments Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price December quarter 2023: \$1,250,000

# **Comparable Properties**



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





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