

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

3/28 Monash Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$657,000 Property Type Unit Suburb Bentleigh East

Period - From 08/07/2023 to 07/07/2024 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 | 5/6 Reid St OAKLEIGH SOUTH 3167 | \$613,000 | 23/04/2024 |
| 2 | 3/689 Warrigal Rd BENTLEIGH EAST 3165 | \$612,000 | 17/05/2024 |
| 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:

08/07/2024 12:02

3/28 Monash Street, Bentleigh East Vic 3165



 2  1  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
08/07/2023 - 07/07/2024: \$657,000

Comparable Properties



5/6 Reid St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 2  1  1

Price: \$613,000
Method: Private Sale
Date: 23/04/2024
Property Type: Unit



3/689 Warrigal Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  2

Price: \$612,000
Method: Private Sale
Date: 17/05/2024
Property Type: Unit

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



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