

# 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

3/8 Vera Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$940,000 & \$990,000

### Median sale price

Median price \$1,200,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 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	2/6 Hodgson Gr BENTLEIGH EAST 3165	\$1,100,000	23/07/2023
2	2/18 Majdal St BENTLEIGH EAST 3165	\$1,005,000	25/03/2023
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:

07/08/2023 15:34



3   2   2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$940,000 - \$990,000

**Median Unit Price**

June quarter 2023: \$1,200,000

## Comparable Properties



**2/6 Hodgson Gr BENTLEIGH EAST 3165 (REI)**   **Agent Comments**

3   2   1

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 23/07/2023

**Property Type:** Unit



**2/18 Majdal St BENTLEIGH EAST 3165 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** Unit

**Land Size:** 286 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