## 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

3/9 Filbert Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$800,000		&		\$880,000				
Median sale p									
Median price	\$1,420,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East	
Period - From	19/03/2023	to	18/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	3/3 Elizabeth St BENTLEIGH EAST 3165	\$875,000	10/02/2024
2	3/2 Lees St MCKINNON 3204	\$830,000	21/02/2024
3	1/14 Ormond Rd ORMOND 3204	\$815,000	08/03/2024

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:

19/03/2024 10:59









Rooms: 4 Property Type: T/house Land Size: 212 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Townhouse Price 19/03/2023 - 18/03/2024: \$1,420,000

# **Comparable Properties**



3/3 Elizabeth St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$875,000 Method: Auction Sale Date: 10/02/2024 Property Type: Townhouse (Res)



3/2 Lees St MCKINNON 3204 (REI)



Price: \$830,000 Method: Sold Before Auction Date: 21/02/2024 Property Type: Townhouse (Res)

1/14 Ormond Rd ORMOND 3204 (REI)



Agent Comments

Agent Comments



Price: \$815,000 Method: Private Sale Date: 08/03/2024 Property Type: Townhouse (Single)

#### Account - Jellis Craig | P: 03 9194 1200



propertydata

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