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

40a Paloma Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,450,000		&		\$1,550,000				
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.

Ade	dress of comparable property	Price	Date of sale
1	107b Victor Rd BENTLEIGH EAST 3165	\$1,570,000	24/02/2024
2	9B Banksia St BENTLEIGH EAST 3165	\$1,560,000	10/02/2024
3	4b Pell St BENTLEIGH EAST 3165	\$1,501,000	11/11/2023

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:

12/03/2024 15:42









Property Type: Townhouse Agent Comments Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median Unit Price December quarter 2023: \$1,250,000

Comparable Properties



107b Victor Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,570,000 Method: Auction Sale Date: 24/02/2024 Property Type: Townhouse (Res) Land Size: 336 sqm approx

9B Banksia St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,560,000 Method: Auction Sale Date: 10/02/2024 Property Type: Townhouse (Res)



4b Pell St BENTLEIGH EAST 3165 (REI/VG)



Agent Comments

Price: \$1,501,000 Method: Auction Sale Date: 11/11/2023 Property Type: Townhouse (Res)

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.