

# 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

41 Connie 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$1,250,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2023 to 31/12/2023 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	1/97 East Boundary Rd BENTLEIGH EAST 3165	\$1,081,000	29/11/2023
2	2/35 Elizabeth St BENTLEIGH EAST 3165	\$1,020,000	16/11/2023
3	1/62 Tudor St BENTLEIGH EAST 3165	\$1,085,000	26/10/2023

**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:

02/04/2024 16:07



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Unit Price**

December quarter 2023: \$1,250,000

## Comparable Properties

**1/97 East Boundary Rd BENTLEIGH EAST  
3165 (REI/VG)**

**Agent Comments**

3   -   -

**Price:** \$1,081,000

**Method:** Sold Before Auction

**Date:** 29/11/2023

**Property Type:** Unit



**2/35 Elizabeth St BENTLEIGH EAST 3165  
(REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 16/11/2023

**Property Type:** Unit



**1/62 Tudor St BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

3   1   1

**Price:** \$1,085,000

**Method:** Sold Before Auction

**Date:** 26/10/2023

**Property Type:** Unit

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