

# 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

4b Seathorpe Avenue, 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 \$1,400,000 & \$1,450,000

### 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	1A Margareta St BENTLEIGH EAST 3165	\$1,525,000	15/06/2023
2	4a Seathorpe Av BENTLEIGH EAST 3165	\$1,480,000	31/07/2023
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: 17/08/2023 14:07

4b Seathorpe Avenue, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$1,400,000 - \$1,450,000

**Median Unit Price**

June quarter 2023: \$1,200,000



 3  2  2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties

**1A Margaretta St BENTLEIGH EAST 3165 (REI)** Agent Comments

 3  2  2

**Price:** \$1,525,000

**Method:**

**Date:** 15/06/2023

**Property Type:** Townhouse (Single)



**4a Seathorpe Av BENTLEIGH EAST 3165 (REI)** Agent Comments

 3  2  1

**Price:** \$1,480,000

**Method:** Sold Before Auction

**Date:** 31/07/2023

**Property Type:** Townhouse (Res)

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



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