

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

5 Ellen Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

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

Period - From 01/01/2023 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	2/198 Jasper Rd BENTLEIGH 3204	\$1,185,000	07/12/2023
2	10a Park Cr BENTLEIGH 3204	\$1,170,000	25/11/2023
3	1a Moylan St BENTLEIGH EAST 3165	\$1,160,500	09/12/2023

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:

16/01/2024 17:00



Rooms: 5

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/198 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,185,000

Method: Sold Before Auction

Date: 07/12/2023

Property Type: Unit



10a Park Cr BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 25/11/2023

Property Type: Unit



1a Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,160,500

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit