## 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

53 Godfrey Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$2,400,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$1,710,000	Pro	operty Type	Hous	se		Suburb	Bentleigh
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.

Ad	dress of comparable property	Price	Date of sale
1	20 Shrewsbury St BENTLEIGH EAST 3165	\$2,680,000	17/02/2024
2	36 Mortimore St BENTLEIGH 3204	\$2,510,000	24/02/2024
3	13 Molden St BENTLEIGH EAST 3165	\$2,505,000	09/09/2023

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:

06/03/2024 10:49









**Property Type:** House Agent Comments

Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

Indicative Selling Price \$2,400,000 - \$2,500,000 Median House Price December quarter 2023: \$1,710,000

# **Comparable Properties**



20 Shrewsbury St BENTLEIGH EAST 3165 (REI)

36 Mortimore St BENTLEIGH 3204 (REI)



Price: \$2,680,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Agent Comments

Agent Comments



**Price:** \$2,510,000 **Method:** Auction Sale

Date: 24/02/2024 Property Type: House (Res) Land Size: 656 sqm approx



13 Molden St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$2,505,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 627 sqm approx

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



propertydata

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