

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

6/3 Victor Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$930,000 Property Type Unit Suburb Bentleigh

Period - From 01/07/2022 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 | 5 Corbie St BENTLEIGH 3204 | \$690,000 | 27/05/2023 |
| 2 | | | |
| 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: 01/08/2023 10:47

6/3 Victor Road, Bentleigh Vic 3204

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending June 2023: \$930,000



 2  1  2

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



5 Corbie St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$690,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Unit

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



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