

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 Anstee Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Bentleigh

Period - From 28/05/2023 to 27/05/2024 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	59b Murray Rd ORMOND 3204	\$1,260,000	27/03/2024
2	1/1 Fromer St BENTLEIGH 3204	\$1,205,000	02/12/2023
3	1/13 Highbury Av HAMPTON EAST 3188	\$1,150,000	30/11/2023

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:

28/05/2024 14:59



Rooms: 3
Property Type: House

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

28/05/2023 - 27/05/2024: \$1,625,000

Comparable Properties



59b Murray Rd ORMOND 3204 (REI)

Agent Comments



Price: \$1,260,000
Method: Sold Before Auction
Date: 27/03/2024
Property Type: House (Res)



1/1 Fromer St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,205,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)



1/13 Highbury Av HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 30/11/2023
Property Type: Townhouse (Single)
Land Size: 323 sqm approx

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