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

7 Bruce Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,800,000		&		\$1,900,000				
Median sale price									
Median price	\$1,710,000	Pro	Property Type Ho		ouse		Suburb	Bentleigh	
Period - From	01/10/2023	to	31/12/2023		So	ource	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 sixmonths 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	48 Holloway St ORMOND 3204	\$1,815,000	15/11/2023
2	30 Newham Gr ORMOND 3204	\$1,805,000	15/12/2023
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:

06/02/2024 14:27





Nick Renna





Property Type: House Agent Comments

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Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties

48 Holloway St ORMOND 3204 (REI/VG) 4 1 2 2 Price: \$1,815,000 Method: Sold Before Auction Date: 15/11/2023 Property Type: House (Res) Land Size: 638 sqm approx	Agent Comments
30 Newham Gr ORMOND 3204 (REI) 4 2 2 2 Price: \$1,805,000 Method: Private Sale Date: 15/12/2023 Property Type: House Land Size: 616 sqm approx	Agent Comments

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 9194 1200





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