

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 Osborne Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,960,000 & \$2,060,000

Median sale price

Median price \$1,830,000 Property Type House Suburb Bentleigh

Period - From 01/01/2023 to 31/03/2023 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	12 Wheeler St ORMOND 3204	\$2,000,000	13/05/2023
2	43 Nicholson St BENTLEIGH 3204	\$2,000,000	28/02/2023
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: 29/06/2023 12:13

7 Osborne Avenue, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos

9573 6100

0412 054 970

andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$1,960,000 - \$2,060,000

Median House Price

March quarter 2023: \$1,830,000



 3  1  4

Property Type: House (Res)

Land Size: 738 sqm approx

Agent Comments

Comparable Properties



12 Wheeler St ORMOND 3204 (REI)

Agent Comments

 -  -  -

Price: \$2,000,000

Method: Private Sale

Date: 13/05/2023

Property Type: Land

Land Size: 762 sqm approx



43 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  2

Price: \$2,000,000

Method: Sold Before Auction

Date: 28/02/2023

Property Type: House (Res)

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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