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

75a Waratah Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,275,000	Pro	operty Type	Unit			Suburb	Bentleigh East	
Period - From	01/01/2024	to	31/03/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/101 Parkmore Rd BENTLEIGH EAST 3165	\$1,375,000	11/05/2024
2	32B Brooks St BENTLEIGH EAST 3165	\$1,345,000	02/03/2024
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:

18/06/2024 14:59









Property Type: Townhouse Agent Comments

Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price March quarter 2024: \$1,275,000

Comparable Properties

1/101 Parkmore Rd BENTLEIGH EAST 3165 (REI) 4 4 3 2 Price: \$1,375,000 Method: Auction Sale Date: 11/05/2024 Property Type: Townhouse (Res) Land Size: 241 sqm approx	Agent Comments
32B Brooks St BENTLEIGH EAST 3165 (REI/VG) 4 2 2 2 Price: \$1,345,000 Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res)	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 9593 4500 | F: 03 9557 7604





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