## 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

7a Bayview Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,400,000		&		\$1,500,000				
Median sale p	rice								
Median price	\$1,418,500	Pro	operty Type	Hous	se		Suburb	Bentleigh East	
Period - From	01/04/2023	to	30/06/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5b Huntingdon Rd BENTLEIGH EAST 3165	\$1,595,000	05/08/2023
2	4b Tambet St BENTLEIGH EAST 3165	\$1,465,000	29/04/2023
3	44A Goodrich St BENTLEIGH EAST 3165	\$1,400,000	09/08/2023

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.

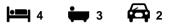
This Statement of Information was prepared on:

25/09/2023 18:25









Property Type: Townhouse Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price June quarter 2023: \$1,418,500

# **Comparable Properties**



Price: \$1,595,000 Method: Auction Sale

2 2

5b Huntingdon Rd BENTLEIGH EAST 3165

Date: 05/08/2023 Property Type: Townhouse (Res) Land Size: 337 sqm approx

4b Tambet St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

(REI)



Price: \$1,465,000 Method: Auction Sale Date: 29/04/2023 Property Type: Townhouse (Res)



44A Goodrich St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,400,000 Method: Private Sale Date: 09/08/2023 Property Type: Townhouse (Single) Land Size: 296 sqm approx

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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Agent Comments