## 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              | 8 Clapperton Street, Bentleigh Vic 3204 |
|----------------------|---|
| Including suburb and | •                                       |
| postcode             |   |
|                      |   |
|                      |   |

#### Indicative selling price

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

| Range between | \$1,850,000 | & | \$2,000,000 |
|---------------|-------------|---|-------------|
| _             |             |   |             |

#### Median sale price

| Median price  | \$1,458,000 | Pro | perty Type | House |        | Suburb | Bentleigh |
|---------------|-------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/01/2024  | to  | 31/03/2024 |       | 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                              | 44 Anthony St ORMOND 3204   | \$1,968,500 | 16/03/2024   |
| 2                              | 19 Harold St MCKINNON 3204  | \$1,920,000 | 30/11/2023   |
| 3                              | 123 Wheatley Rd ORMOND 3204 | \$1,892,000 | 24/02/2024   |

#### 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: | 23/04/2024 11:46 |
|--|------------------|





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**Indicative Selling Price** \$1,850,000 - \$2,000,000 **Median House Price** March quarter 2024: \$1,458,000

Property Type: House

Land Size: 650 sqm approx

**Agent Comments** 



# Comparable Properties



44 Anthony St ORMOND 3204 (REI)





Price: \$1,968,500

Method: Sold Before Auction

Date: 16/03/2024

Property Type: House (Res) Land Size: 659 sqm approx

**Agent Comments** 



19 Harold St MCKINNON 3204 (REI/VG)





Price: \$1,920,000

Method: Sold Before Auction

Date: 30/11/2023

Property Type: House (Res) Land Size: 571 sqm approx

Agent Comments



123 Wheatley Rd ORMOND 3204 (REI)





Price: \$1,892,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res)

Agent Comments

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





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