Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 98 Parkmore Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,300,000		&		\$1,400,000					
Median sale p	rice									
Median price	\$1,405,125	Pro	operty Type	Hou	se		Suburb	Bentleigh East		
Period - From	01/10/2023	to	31/12/2023		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 sixmonths 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	6 York St BENTLEIGH EAST 3165	\$1,420,000	01/02/2024
2	12 Marlborough St BENTLEIGH EAST 3165	\$1,360,000	16/12/2023
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.

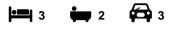
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13/02/2024 14:24





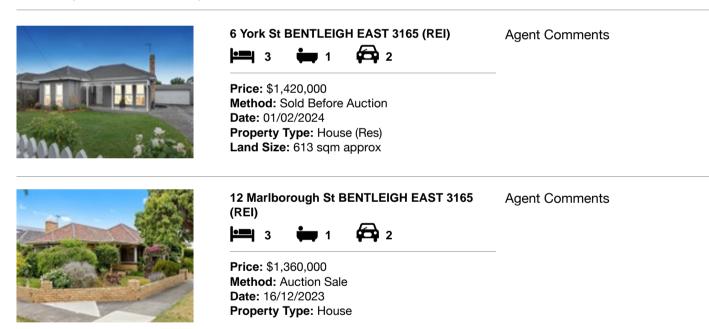




Property Type: House Agent Comments Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2023: \$1,405,125

Comparable Properties



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

propertydata



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