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

G08/21-25 Nicholson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between | $590,000 | & | $640,000

Median sale price

| Median price | $953,500 | Property Type | Unit | Suburb | Bentleigh |
| Period - From | 01/10/2022 | to | 30/09/2023 | 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	202/134 Mckinnon Rd MCKINNON 3204	$660,000	23/06/2023
2	2/11 Claire St MCKINNON 3204	$610,500	31/08/2023
3	104/7 Ormond Rd ORMOND 3204	$596,000	09/10/2023

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: | 25/10/2023 15:26

G08/21-25 Nicholson Street, Bentleigh Vic 3204

Jellis Craig

Myron Ching
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Indicative Selling Price
$590,000 - $640,000
Median Unit Price
Year ending September 2023: $953,500

🛏 **2**   🛁 **2**   🚗 **1**

Property Type: Apartment

Comparable Properties

202/134 Mckinnon Rd MCKINNON 3204 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $660,000
Method: Private Sale
Date: 23/06/2023
Property Type: Apartment

Agent Comments

2/11 Claire St MCKINNON 3204 (REI)

🛏 2   🛁 1   🚗 1

Price: $610,500
Method: Private Sale
Date: 31/08/2023
Property Type: Apartment

Agent Comments

104/7 Ormond Rd ORMOND 3204 (REI)

🛏 2   🛁 1   🚗 1

Price: $596,000
Method: Private Sale
Date: 09/10/2023
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500