

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

23 Celia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,267,250 Property Type House Suburb Bentleigh East

Period - From 01/04/2020 to 31/03/2021 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	28 Franklin St MOORABBIN 3189	\$1,200,000	20/03/2021
2	144 Bignell Rd BENTLEIGH EAST 3165	\$1,200,000	27/02/2021
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:

20/04/2021 15:29



3 1 2

Property Type: House
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
Year ending March 2021: \$1,267,250

Comparable Properties



28 Franklin St MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$1,200,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 652 sqm approx



144 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,200,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 597 sqm approx

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.