

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

1 Rebecca Court, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,359,000

Median sale price

Median price \$1,456,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2023

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	37 Edinburgh St BENTLEIGH EAST 3165	\$1,400,000	28/10/2023
2	34 Warwick St BENTLEIGH EAST 3165	\$1,330,000	08/12/2023
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.~~

This Statement of Information was prepared on:

11/12/2023 14:31

1 Rebecca Court, Bentleigh East Vic 3165

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$1,359,000

Median House Price

September quarter 2023: \$1,456,000



 3  1  2

Property Type: House (Res)

Agent Comments

Comparable Properties



37 Edinburgh St BENTLEIGH EAST 3165 (REI) Agent Comments

 3  1  2

Price: \$1,400,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 584 sqm approx



34 Warwick St BENTLEIGH EAST 3165 (REI) Agent Comments

 3  1  2

Price: \$1,330,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: House

Land Size: 605 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.

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



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