

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

390 Chesterville Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,418,500 Property Type House Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 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	394 Chesterville Rd BENTLEIGH EAST 3165	\$1,300,000	29/04/2023
2	19 Kenj Julie Dr BENTLEIGH EAST 3165	\$1,250,000	19/03/2023
3	15 Glover St BENTLEIGH EAST 3165	\$1,156,000	15/07/2023

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:

11/09/2023 18:00

390 Chesterville Road, Bentleigh East Vic 3165

Jellis Craig

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2023: \$1,418,500



4 2 2

Rooms: 6

Property Type: House

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



394 Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 652 sqm approx



19 Kenjule Dr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 1

Price: \$1,250,000

Method: Auction Sale

Date: 19/03/2023

Property Type: House

Land Size: 758 sqm approx



15 Glover St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 1

Price: \$1,156,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 598 sqm approx

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



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