## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,418,500	Pro	operty Type	Hou	se		Suburb	Bentleigh East
Period - From	01/04/2023	to	30/06/2023		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 six months 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	394 Chesterville Rd BENTLEIGH EAST 3165	\$1,300,000	29/04/2023
2	19 Kenjulie 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



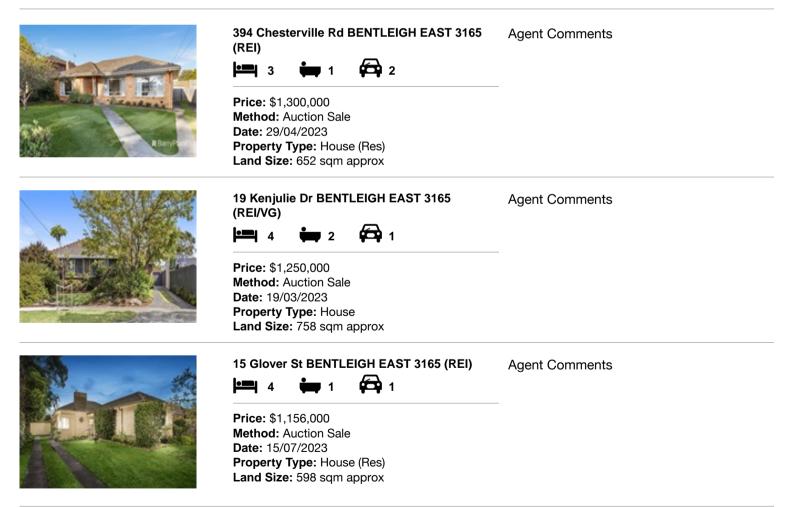




Rooms: 6 Property Type: House Land Size: 666 sqm approx Agent Comments Jack Liu 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price June quarter 2023: \$1,418,500

# **Comparable Properties**



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





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