

# 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

145 East Boundary Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,405,125

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2023

to

31/12/2023

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	39 Schulz St BENTLEIGH EAST 3165	\$1,340,000	14/10/2023
2	3 Namron St BENTLEIGH EAST 3165	\$1,300,000	13/11/2023
3	133 Bignell Rd BENTLEIGH EAST 3165	\$1,280,500	14/10/2023

**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:

14/02/2024 09:51

145 East Boundary Road, Bentleigh East Vic 3165

**Jellis Craig**

Nick Renna

9593 4500

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nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

December quarter 2023: \$1,405,125



4 3 5

**Property Type:** House

**Land Size:** 580 sqm approx

**Agent Comments**

## Comparable Properties



**39 Schulz St BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 632 sqm approx



**3 Namron St BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 13/11/2023

**Property Type:** House

**Land Size:** 589 sqm approx



**133 Bignell Rd BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

3 1 3

**Price:** \$1,280,500

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 608 sqm approx

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



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