

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

34 Railway Crescent, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,672,500

Property Type House

Suburb Bentleigh

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	24 Purtell St BENTLEIGH EAST 3165	\$1,338,500	23/09/2023
2	3 Tucker Rd BENTLEIGH 3204	\$1,300,000	19/06/2023
3	12 Railway Cr BENTLEIGH 3204	\$1,265,000	06/06/2023

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:

09/11/2023 13:34

34 Railway Crescent, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

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Indicative Selling Price

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

Median House Price

September quarter 2023: \$1,672,500



3 1 1

Property Type: House

Agent Comments

Comparable Properties



24 Purtell St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 1 2

Price: \$1,338,500

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 580 sqm approx



3 Tucker Rd BENTLEIGH 3204 (REI/VG) Agent Comments

3 1 1

Price: \$1,300,000

Method: Sold Before Auction

Date: 19/06/2023

Property Type: House (Res)

Land Size: 621 sqm approx



12 Railway Cr BENTLEIGH 3204 (REI/VG) Agent Comments

3 1 2

Price: \$1,265,000

Method: Sold Before Auction

Date: 06/06/2023

Property Type: House (Res)

Land Size: 578 sqm approx

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



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