## 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 15 Bessie Street, Bentleigh East Vic 3165 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,100,000 \$1,200,000 &

### Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/07/2022	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

Add	dress of comparable property	Price	Date of sale
1	327 Chesterville Rd BENTLEIGH EAST 3165	\$1,200,000	22/07/2023
2	3 Kershaw St BENTLEIGH EAST 3165	\$1,200,000	05/05/2023
3	15 Rudyard St BENTLEIGH EAST 3165	\$1,170,000	05/05/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/08/2023 12:39









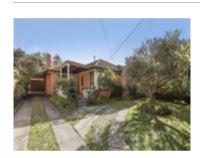
Property Type: House Land Size: 590 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** Year ending June 2023: \$1,400,000

Agent Comments

**Agent Comments** 

# Comparable Properties



327 Chesterville Rd BENTLEIGH EAST 3165

(REI)

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Price: \$1,200,000 Method: Auction Sale Date: 22/07/2023 Property Type: House Land Size: 575 sqm approx









Price: \$1,200,000 Method: Private Sale Date: 05/05/2023 Property Type: House Land Size: 571 sqm approx



15 Rudyard St BENTLEIGH EAST 3165

(REI/VG)

**—** 3

**Price:** \$1,170,000

Method: Sold Before Auction

Date: 05/05/2023

Property Type: House (Res) Land Size: 564 sqm approx

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