

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

15 Bessie Street, Bentleigh East Vic 3165

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

Property 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	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 comparable properties 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



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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

Comparable Properties



327 Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

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



3 Kershaw St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 3

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)

Agent Comments

3 2 2

Price: \$1,170,000
Method: Sold Before Auction
Date: 05/05/2023
Property Type: House (Res)
Land Size: 564 sqm approx