

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

2 Normdale Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,575,000

&

\$1,650,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2020

to

30/09/2020

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	49 Fletcher St MOORABBIN 3189	\$1,650,000	04/07/2020
2			
3			

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:

20/10/2020 11:06

2 Normdale Road, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,575,000 - \$1,650,000

Median House Price

September quarter 2020: \$1,100,000



 5  3  2

Property Type: House

Agent Comments

Five bedroom 3.5 bathroom entertainer quality built with size and stature. Featuring a downstairs guest bedroom (BIR & sleek ensuite), 3 entertaining zones, a state of the art stone kitchen (WI pantry & 900 mm stove) and a stylish alfresco area (speakers & BBQ kitchen) in a sizeable rear garden. Energy efficient, this premier home is equipped with ducted heating, air cond, evap cooling, solar panels, security cameras, timber plantation shutters, water tank, home networking & double auto garage. Well serviced by 2 bus routes, great schools, trendy cafes, Chesterville Road shops

Comparable Properties



49 Fletcher St MOORABBIN 3189 (REI/VG)

Agent Comments

 5  5  2

Price: \$1,650,000

Method: Auction Sale

Date: 04/07/2020

Rooms: 9

Property Type: House (Res)

Land Size: 585 sqm approx

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.