

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

13b Neville Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,420,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

17/10/2022

to

16/10/2023

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	19b Northam Rd BENTLEIGH EAST 3165	\$1,433,000	26/08/2023
2	19a Francesco St BENTLEIGH EAST 3165	\$1,416,800	07/10/2023
3	120b East Boundary Rd BENTLEIGH EAST 3165	\$1,412,500	07/10/2023

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:

17/10/2023 12:53

13b Neville Street, Bentleigh East Vic 3165

Jellis Craig

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Townhouse Price

17/10/2022 - 16/10/2023: \$1,420,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



19b Northam Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 1

Price: \$1,433,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)

Land Size: 283 sqm approx



19a Francesco St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,416,800

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Land Size: 325 sqm approx



120b East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,412,500

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

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



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