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 13b Neville 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 \$1,400,000 \$1,500,000 &

Median sale price

Median price	\$1,420,000	Pro	perty Type T	ownhouse		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

Add	dress 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 comparableproperties 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





Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

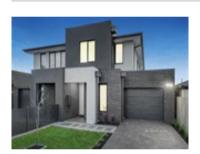
Indicative Selling Price \$1,400,000 - \$1,500,000 Median Townhouse Price 17/10/2022 - 16/10/2023: \$1,420,000





Property Type: Townhouse Agent Comments

Comparable Properties



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

Price: \$1,433,000 **Method:** Auction Sale **Date:** 26/08/2023

Property Type: Townhouse (Res) **Land Size:** 283 sqm approx

Agent Comments



19a Francesco St BENTLEIGH EAST 3165

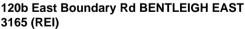
(REI)

2

Price: \$1,416,800 **Method:** Auction Sale **Date:** 07/10/2023

Property Type: Townhouse (Res) **Land Size:** 325 sqm approx

Agent Comments



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Price: \$1,412,500 **Method:** Auction Sale **Date:** 07/10/2023

Property Type: Townhouse (Res)

Agent Comments



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



