

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

9 Clapperton Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,880,000 Property Type House Suburb Bentleigh

Period - From 01/01/2022 to 31/03/2022 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	18 Harding St BENTLEIGH 3204	\$1,580,000	30/01/2022
2	11a Malua St ORMOND 3204	\$1,540,000	19/03/2022
3	14 Cadby Av ORMOND 3204	\$1,520,000	21/04/2022

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:

26/05/2022 13:35



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 4

Property Type: House
Land Size: 644 sqm approx

Agent Comments

1930's Art Deco home, enjoying period features with inspiring possibilities. Glorious sitting & dining rooms, eat-in kitchen. West facing rear garden, patio, garage, tandem carport, shed, security doors. Add your touches with a sympathetic renovation.

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

March quarter 2022: \$1,880,000

Comparable Properties



18 Harding St BENTLEIGH 3204 (VG)

3
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Price: \$1,580,000
Method: Sale
Date: 30/01/2022
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments



11a Malua St ORMOND 3204 (REI)

3
 1
 2

Price: \$1,540,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 529 sqm approx

Agent Comments



14 Cadby Av ORMOND 3204 (REI)

3
 1
 1

Price: \$1,520,000
Method: Private Sale
Date: 21/04/2022
Property Type: House
Land Size: 694 sqm approx

Agent Comments

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