

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

8 Normanby Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2021

to

30/06/2021

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	50 Denver St BENTLEIGH EAST 3165	\$1,305,000	21/07/2021
2	47 Vasey St BENTLEIGH EAST 3165	\$1,325,000	09/06/2021
3	27 Northam Rd BENTLEIGH EAST 3165	\$1,400,000	29/05/2021

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:

02/08/2021 12:56



3 1 3

Property Type: House
Land Size: 600 sqm approx

Agent Comments

Lovingly maintained 4 bedroom 1.5 bathroom single level home on a 600sqm appx. corner, enjoying a generous north facing living room (OFP), sun-filled dining room, a Tasmanian Oak kitchen/meals, huge double auto garage + secure caravan/boat parking. Near Centenary Park.

Indicative Selling Price
\$1,300,000 - \$1,400,000

Median House Price
June quarter 2021: \$1,446,500

Comparable Properties



50 Denver St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,305,000
Method: Sold Before Auction
Date: 21/07/2021
Property Type: House (Res)
Land Size: 603 sqm approx



47 Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,325,000
Method: Sold Before Auction
Date: 09/06/2021
Property Type: House (Res)
Land Size: 620 sqm approx



27 Northam Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 4

Price: \$1,400,000
Method: Sold Before Auction
Date: 29/05/2021
Property Type: House (Res)
Land Size: 599 sqm approx