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 betweer | \$1,300,000 | | & | | \$1,400,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$1,446,500 | Pro | operty Type | Hous | se | | Suburb | Bentleigh East | |
| Period - From | 01/04/2021 | to | 30/06/2021 | | So | urce | 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.

| Ad | dress 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





Sarah Gursansky 9593 4500 0467 533 309

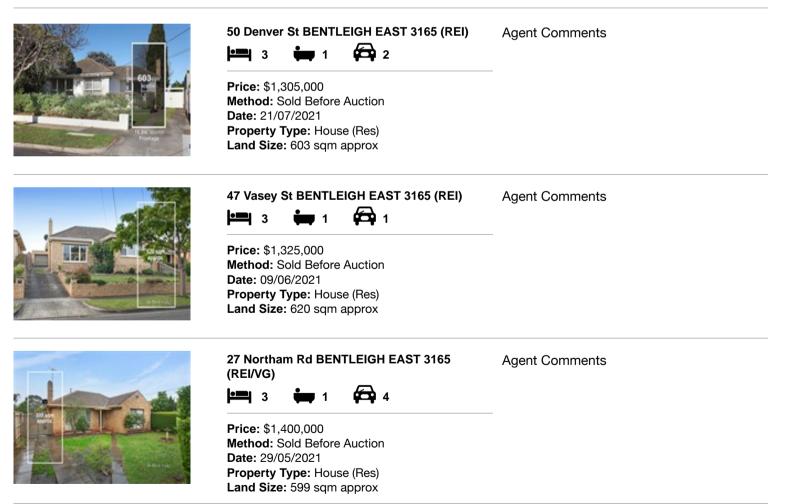


Property Type: House Land Size: 600 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2021: \$1,446,500

sarahgursansky@jelliscraig.com.au

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.

Comparable Properties



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.