

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

12 Bethwyn Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,809,000

Median sale price

Median price

\$1,462,250

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2024

to

30/09/2024

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	25 Deakin St BENTLEIGH EAST 3165	\$1,821,000	21/09/2024
2	118 Marlborough St BENTLEIGH EAST 3165	\$1,800,000	31/08/2024
3	61 Draper St ORMOND 3204	\$1,820,000	03/07/2024

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:

29/10/2024 09:41

12 Bethwyn Street, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

9593 4500

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gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,809,000

Median House Price

September quarter 2024: \$1,462,250



 3  1  2

Property Type: House (Res)

Land Size: 715 sqm approx

Agent Comments

Comparable Properties



25 Deakin St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,821,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 790 sqm approx



118 Marlborough St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  3

Price: \$1,800,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 765 sqm approx



61 Draper St ORMOND 3204 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,820,000

Method: Private Sale

Date: 03/07/2024

Property Type: House (Res)

Land Size: 697 sqm approx

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



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