

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

39 Schulz Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,418,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2023

to

30/06/2023

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	Price	Date of sale
1	15 Bonny St BENTLEIGH EAST 3165	\$1,348,000	24/08/2023
2	394 Chesterville Rd BENTLEIGH EAST 3165	\$1,300,000	29/04/2023
3	37 Vasey St BENTLEIGH EAST 3165	\$1,290,000	19/08/2023

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:

19/09/2023 15:19

39 Schulz Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos
9593 4500
0414 902 680
kongalitos



3 2 2

Property Type: House (Res)

Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

June quarter 2023: \$1,418,500

Comparable Properties



15 Bonny St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,348,000

Method: Sold Before Auction

Date: 24/08/2023

Property Type: House (Res)

Land Size: 644 sqm approx



394 Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 652 sqm approx

37 Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,290,000

Method: Auction Sale

Date: 19/08/2023

Rooms: 6

Property Type: House (Res)

Land Size: 612 sqm approx

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



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