

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

77 Purtell Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,450,000

&

\$1,525,000

Median sale price

Median price \$1,531,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2021

to

31/12/2021

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	18 Box Ct BENTLEIGH EAST 3165	\$1,545,000	13/09/2021
2	30 East View Cr BENTLEIGH EAST 3165	\$1,525,000	20/12/2021
3	6 Catherine Rd BENTLEIGH EAST 3165	\$1,500,000	26/10/2021

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:

03/02/2022 17:05

77 Purtell Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,450,000 - \$1,525,000

Median House Price

December quarter 2021: \$1,531,000



4 1 2

Property Type: House

Land Size: 696 sqm approx

Agent Comments

Pristine 4 bedroom 1.5 bathroom single level family gem on 696sqm approx. Retaining its post-war character, this immaculate 1970s renovation features 2 spacious living zones, a Blackwood kitchen, 2 toilets and a north facing rear garden with an oversized double garage (auto gates). Renovate, rebuild or redevelop (STCA), walk to cafes, Bentleigh Secondary College & parks.

Comparable Properties



18 Box Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 3

Price: \$1,545,000

Method: Private Sale

Date: 13/09/2021

Property Type: House

Land Size: 722 sqm approx



30 East View Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,525,000

Method: Sold Before Auction

Date: 20/12/2021

Property Type: House (Res)

Land Size: 728 sqm approx



6 Catherine Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Sold Before Auction

Date: 26/10/2021

Property Type: House (Res)

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



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