

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

43 Nicholson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2022

to 31/12/2022

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	6 Osborne Av BENTLEIGH 3204	\$2,070,000	16/09/2022
2	3 Bewdley St ORMOND 3204	\$2,050,000	05/09/2022
3	14 Takapuna St CAULFIELD SOUTH 3162	\$2,050,000	10/12/2022

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:

07/02/2023 11:51

43 Nicholson Street, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos

9573 6100

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Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

December quarter 2022: \$1,750,000



2 1 2

Property Type: House

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



6 Osborne Av BENTLEIGH 3204 (REI)

Agent Comments

3 1 3

Price: \$2,070,000

Method: Private Sale

Date: 16/09/2022

Property Type: House

Land Size: 711 sqm approx



3 Bewdley St ORMOND 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$2,050,000

Method: Private Sale

Date: 05/09/2022

Property Type: House (Res)

Land Size: 697 sqm approx



14 Takapuna St CAULFIELD SOUTH 3162 (REI) Agent Comments

3 2 2

Price: \$2,050,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 810 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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