# 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	14a Bessie Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$1,639,000

### Median sale price

Median price	\$1,200,000	Pro	perty Type U	nit		Suburb	Bentleigh East
Period - From	01/04/2023	to	30/06/2023	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	12 Derry St BENTLEIGH EAST 3165	\$1,600,000	24/06/2023
2	16a Leigh St BENTLEIGH EAST 3165	\$1,580,000	06/05/2023
3	52A Brady Rd BENTLEIGH EAST 3165	\$1,520,000	18/03/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/07/2023 13:22





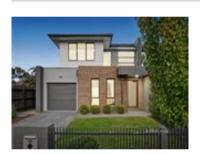
Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> **Indicative Selling Price** \$1,639,000 **Median Unit Price** June quarter 2023: \$1,200,000





# Comparable Properties



12 Derry St BENTLEIGH EAST 3165 (REI)





Price: \$1,600,000 Method: Auction Sale Date: 24/06/2023

Property Type: Townhouse (Res)

**Agent Comments** 



16a Leigh St BENTLEIGH EAST 3165 (REI)







Price: \$1,580,000 Method: Auction Sale Date: 06/05/2023

Property Type: Townhouse (Res)

Agent Comments



52A Brady Rd BENTLEIGH EAST 3165

(REI/VG) **--**4





Price: \$1,520,000 Method: Auction Sale Date: 18/03/2023

Property Type: Townhouse (Res)

Agent Comments

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



