

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

1/2 Nina Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$1,010,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2019

to 30/09/2019

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	37 Old Dandenong Rd OAKLEIGH SOUTH 3167	\$723,000	06/07/2019
2	6 Genoa St MOORABBIN 3189	\$706,000	04/05/2019
3	15 Byng Av HEATHERTON 3202	\$691,000	01/06/2019

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:

04/11/2019 09:27

1/2 Nina Court, Bentleigh East Vic 3165

**Jellis
Craig**

Robert De Freitas

9593 4500

0421 430 350

robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

September quarter 2019: \$1,010,000



3 1 2

Property Type: House (Res)

Land Size: 484 sqm approx

Agent Comments

Mid-century 3 bedroom home with stylish new additions, featuring a huge foyer, fabulous living and dining, sparkling new eat-in kitchen (900mm stove); terrazzo floored playroom/office, double glazing, workshop, double garage & 2nd drive. Stroll to Chesterville Rd shops.

Comparable Properties



**37 Old Dandenong Rd OAKLEIGH SOUTH
3167 (REI/VG)**

Agent Comments

3 1 1

Price: \$723,000

Method: Auction Sale

Date: 06/07/2019

Rooms: 7

Property Type: House (Res)

Land Size: 535 sqm approx



6 Genoa St MOORABBIN 3189 (REI)

Agent Comments

3 1 1

Price: \$706,000

Method: Auction Sale

Date: 04/05/2019

Rooms: 4

Property Type: House (Res)

Land Size: 593 sqm approx



15 Byng Av HEATHERTON 3202 (REI/VG)

Agent Comments

3 2 2

Price: \$691,000

Method: Auction Sale

Date: 01/06/2019

Property Type: House (Res)

Land Size: 585 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.