Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and postcode	3 Rayern Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000	&	\$1,420,000
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Median sale price

Median price \$1,100,000	Property Type	House	Suburb	Bentleigh East
Period - From 01/07/2020	to 30/09/2020	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	26 Abbin Av BENTLEIGH EAST 3165	\$1,417,000	24/10/2020
2	14 Normanby Rd BENTLEIGH EAST 3165	\$1,400,000	16/06/2020
3			

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:	06/11/2020 11:17



Date of sale

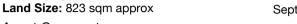


Sarah Gursansky 9593 4500 0467 533 309

> \$1,400,000 - \$1,420,000 **Median House Price**

September quarter 2020: \$1,100,000

sarahgursansky@jelliscraig.com.au **Indicative Selling Price**



Agent Comments

Property Type: House

Much-loved Art Deco 4 bedroom 2 bathroom family home on 823sqm approx. with great space for the future, featuring 2 entertaining zones (marble OFP), a gorgeous new bathroom, Corian kitchen (2 ovens), stencil paved alfresco & a secure tandem carport. Tightly held court.



Comparable Properties

26 Abbin Av BENTLEIGH EAST 3165 (REI)

Price: \$1,417,000 Method: Auction Sale Date: 24/10/2020

Property Type: House (Res)

Agent Comments



14 Normanby Rd BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,400,000 Method: Private Sale Date: 16/06/2020 Property Type: House Land Size: 593 sqm approx Agent Comments

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.

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



