

# 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

3 Rayern Court, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,420,000

### 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 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	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

3 Rayern Court, Bentleigh East Vic 3165

**Jellis  
Craig**

Sarah Gursansky  
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**Indicative Selling Price**

\$1,400,000 - \$1,420,000

**Median House Price**

September quarter 2020: \$1,100,000



 4  2  2

**Property Type:** House

**Land Size:** 823 sqm approx

**Agent Comments**

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)

**Agent Comments**

 4  2  2

**Price:** \$1,417,000

**Method:** Auction Sale

**Date:** 24/10/2020

**Property Type:** House (Res)



14 Normanby Rd BENTLEIGH EAST 3165  
(REI/VG)

**Agent Comments**

 4  1  4

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 16/06/2020

**Property Type:** House

**Land Size:** 593 sqm approx

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



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.