## 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

329 East Boundary Road, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,350,000		&		\$1,450,000			
Median sale price								
Median price	\$1,462,250	Pro	operty Type	Hou	se		Suburb	Bentleigh East
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	796 North Rd BENTLEIGH EAST 3165	\$1,400,000	25/11/2024
2	700 North Rd ORMOND 3204	\$1,545,000	23/11/2024
3	170 Jasper Rd BENTLEIGH 3204	\$1,490,000	22/11/2024

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:

13/01/2025 16:16





Jack Liu





Property Type: House Land Size: 650 sqm approx Agent Comments 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price September quarter 2024: \$1,462,250

# **Comparable Properties**

796 North Rd BENTLEIGH EAST 3165 (REI)312Price: \$1,400,000Method: Sold Before AuctionDate: 25/11/2024Property Type: House (Res)Land Size: 650 sqm approx	Agent Comments
700 North Rd ORMOND 3204 (REI)Image: 31Image: 2Price: \$1,545,000Method: Auction SaleDate: 23/11/2024Property Type: House (Res)Land Size: 570 sqm approx	Agent Comments
170 Jasper Rd BENTLEIGH 3204 (REI)Image: 3Image: 1Price: \$1,490,000Method: Private SaleDate: 22/11/2024Property Type: HouseLand Size: 665 sqm approx	Agent Comments

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



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