

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 796 North Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,462,250 Property Type House Suburb Bentleigh East

Period - From 01/07/2024 to 30/09/2024 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	65 Deakin St BENTLEIGH EAST 3165	\$1,590,000	03/10/2024
2	55 Carlyon St ORMOND 3204	\$1,326,000	17/06/2024
3	162 Jasper Rd BENTLEIGH 3204	\$1,370,000	25/05/2024

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: 07/11/2024 11:44



Property Type: House

Agent Comments

Comparable Properties



65 Deakin St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,590,000

Method: Sold Before Auction

Date: 03/10/2024

Property Type: House (Res)

Land Size: 585 sqm approx



55 Carlyon St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,326,000

Method: Private Sale

Date: 17/06/2024

Property Type: House

Land Size: 534 sqm approx



162 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 628.40 sqm approx

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