

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

1a Neville Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,480,000 & \$1,550,000

Median sale price

Median price \$1,547,500 Property Type House Suburb Bentleigh East

Period - From 01/07/2021 to 30/09/2021 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	29A Wingate St BENTLEIGH EAST 3165	\$1,590,000	23/11/2021
2	16 Vale St BENTLEIGH 3204	\$1,575,000	20/11/2021
3	18a Milford St BENTLEIGH EAST 3165	\$1,501,000	04/11/2021

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:

13/01/2022 15:24

1a Neville Street, Bentleigh East Vic 3165

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$1,480,000 - \$1,550,000

Median House Price

September quarter 2021: \$1,547,500



4 3 2

Property Type: Townhouse

Agent Comments

Stunning new 4 bedroom 3 bathroom town residence featuring a seamless stone kitchen (walk-in pantry & Zip tap), 2 stylish living zones (gas log fire), 2 divine bedroom suites, north-facing alfresco deck, & an auto garage. Close to Centre Road cafes, shops & GESAC.

Comparable Properties



29A Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,590,000

Method: Sold Before Auction

Date: 23/11/2021

Property Type: Townhouse (Res)

Land Size: 356 sqm approx



16 Vale St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,575,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Townhouse (Res)

Land Size: 270 sqm approx



18a Milford St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,501,000

Method: Sold Before Auction

Date: 04/11/2021

Property Type: Townhouse (Res)

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



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