

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

30 Stratford Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2022

to

31/12/2022

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	54 Parkmore Rd BENTLEIGH EAST 3165	\$1,400,000	12/11/2022
2	16 Quinns Rd BENTLEIGH EAST 3165	\$1,300,000	02/12/2022
3	18 Norville St BENTLEIGH EAST 3165	\$1,250,000	24/01/2023

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:

06/02/2023 13:49

30 Stratford Avenue, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2022: \$1,480,000



 4  2  2

Property Type: House (Res)

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



54 Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,400,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 618 sqm approx



16 Quinns Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  3

Price: \$1,300,000

Method: Private Sale

Date: 02/12/2022

Property Type: House

Land Size: 650 sqm approx



18 Norville St BENTLEIGH EAST 3165 (REI)

Agent Comments

 5  2  1

Price: \$1,250,000

Method: Private Sale

Date: 24/01/2023

Property Type: House

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



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