Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	13 East View Crescent, Bentleigh East Vic 3165
Including suburb and	

	13 East View Crescent, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,750,000 & \$1,650,000	Range between	\$1,750,000	&	\$1,850,000
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Median sale price

Median price	\$1,510,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/01/2022	to	31/03/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	147 Mackie Rd BENTLEIGH EAST 3165	\$1,781,000	10/03/2022
2			
3			

OR

В* 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:	19/04/2022 13:06





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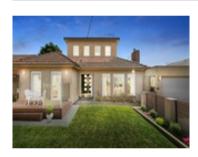
Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price March quarter 2022: \$1,510,000





Property Type: House Land Size: 586 sqm approx Agent Comments

Comparable Properties



147 Mackie Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

Price: \$1,781,000 Method: Private Sale Date: 10/03/2022 Property Type: House Land Size: 628 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



