

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

47 Northam Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,800,000

Median sale price

Median price

\$1,510,000

Property 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 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 | 30 Stockdale Av BENTLEIGH EAST 3165 | \$1,700,000 | 21/01/2022 |
| 2 | 4 Beddoe Av BENTLEIGH EAST 3165 | \$1,655,000 | 20/12/2021 |
| 3 | 2 Rayern Ct BENTLEIGH EAST 3165 | \$1,650,000 | 14/02/2022 |

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:

26/04/2022 15:31

47 Northam Road, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,800,000

Median House Price

March quarter 2022: \$1,510,000



5 2 3

Property Type: House (Res)

Agent Comments

Outstanding 5 bedroom plus study 2 bathroom brick family haven with 2 spacious living areas (vaulted ceiling), immaculate kitchen, north-facing rear garden (pool/spa, barbecue kitchen), attic, solar panels and a tandem auto garage. Walk to Coatesville Primary School.

Comparable Properties



30 Stockdale Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 4

Price: \$1,700,000

Method: Private Sale

Date: 21/01/2022

Property Type: House

Land Size: 589 sqm approx



4 Beddoe Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 2 2

Price: \$1,655,000

Method: Private Sale

Date: 20/12/2021

Property Type: House

Land Size: 673 sqm approx



2 Rayern Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

5 2 2

Price: \$1,650,000

Method: Private Sale

Date: 14/02/2022

Property Type: House

Land Size: 584 sqm approx

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



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