

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

35 Northam Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,420,000

Median sale price

Median price

\$1,302,500

Property Type

House

Suburb

Bentleigh East

Period - From

19/05/2020

to

18/05/2021

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	23 Celia St BENTLEIGH EAST 3165	\$1,450,000	15/05/2021
2	3 Sheffield St BENTLEIGH EAST 3165	\$1,435,000	01/05/2021
3	50 Beddoe Av BENTLEIGH EAST 3165	\$1,416,000	27/02/2021

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:

19/05/2021 23:35

35 Northam Road, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham
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Indicative Selling Price

\$1,420,000

Median House Price

19/05/2020 - 18/05/2021: \$1,302,500



3 1 2

Property Type: House

Land Size: 652 sqm approx

Agent Comments

3 bedroom cream brick home on a huge 652sqm approx. ready to become the next best development or new home site (STCA), featuring an L-shaped living and dining area (R/C air conditioning), a vintage kitchen and a north facing rear garden with large double garage and secret cellar. Near St Peters Catholic School, Centenary Park, bus & Bentleigh Secondary College, walk to Centre Road shops, GESAC & cafes.

Comparable Properties



23 Celia St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,450,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 656 sqm approx



3 Sheffield St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 4

Price: \$1,435,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 603 sqm approx



50 Beddoe Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 1

Price: \$1,416,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 607 sqm approx

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