

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

37 Warwick Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,470,000

&

\$1,570,000

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	5 Tasman Rd BENTLEIGH EAST 3165	\$1,540,000	11/03/2022
2	11 Bessie St BENTLEIGH EAST 3165	\$1,525,000	09/04/2022
3	63 Gowrie St BENTLEIGH EAST 3165	\$1,480,000	27/04/2022

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:

24/05/2022 14:39

37 Warwick Street, Bentleigh East Vic 3165

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

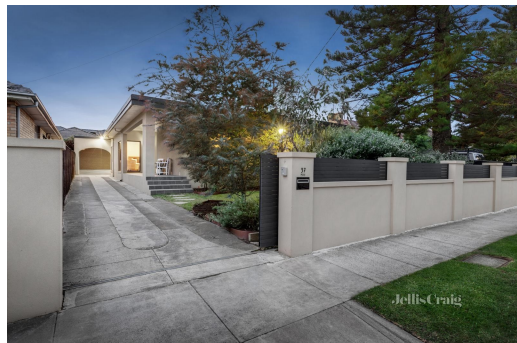
trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,470,000 - \$1,570,000

Median House Price

March quarter 2022: \$1,510,000



4 2 3

Property Type: House

Land Size: 596 sqm approx

Agent Comments

Comparable Properties



5 Tasman Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,540,000

Method: Sold Before Auction

Date: 11/03/2022

Property Type: House (Res)

Land Size: 590 sqm approx



11 Bessie St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,525,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 580 sqm approx



63 Gowrie St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,480,000

Method: Private Sale

Date: 27/04/2022

Property Type: House

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



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