

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

733 South Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,485,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2024

to

31/03/2024

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 | 12 Greenview Ct BENTLEIGH EAST 3165 | \$1,200,000 | 20/12/2023 |
| 2 | 102 Rowans Rd MOORABBIN 3189 | \$1,100,000 | 08/03/2024 |
| 3 | 6 East Boundary Rd BENTLEIGH EAST 3165 | \$1,100,000 | 06/03/2024 |

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:

02/05/2024 10:48

733 South Road, Bentleigh East Vic 3165

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2024: \$1,485,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



12 Greenview Ct BENTLEIGH EAST 3165 (REI) Agent Comments

3 1 3

Price: \$1,200,000

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 594 sqm approx



102 Rowans Rd MOORABBIN 3189 (REI) Agent Comments

3 1 2

Price: \$1,100,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 554 sqm approx



6 East Boundary Rd BENTLEIGH EAST 3165 (REI) Agent Comments

3 1 3

Price: \$1,100,000

Method: Private Sale

Date: 06/03/2024

Property Type: House

Land Size: 585 sqm approx

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



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