

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

38 North Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,720,000

Property Type House

Suburb Bentleigh

Period - From 26/09/2022

to

25/09/2023

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	7 Hobart St BENTLEIGH 3204	\$1,650,000	16/09/2023
2	26 Park Cr BENTLEIGH 3204	\$1,600,000	03/08/2023
3	80 Fromer St BENTLEIGH 3204	\$1,550,000	20/05/2023

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:

26/09/2023 13:35

38 North Avenue, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

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trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

26/09/2022 - 25/09/2023: \$1,720,000



 4  1  2

Property Type: House

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



7 Hobart St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,650,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 618 sqm approx

26 Park Cr BENTLEIGH 3204 (REI)

Agent Comments

 -  -  -

Price: \$1,600,000

Method: Private Sale

Date: 03/08/2023

Property Type: House (Res)



80 Fromer St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,550,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 613 sqm approx

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



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