

# 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

9 Cormick Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### 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 | 4 Banksia St BENTLEIGH EAST 3165   | \$1,372,000 | 23/03/2022   |
| 2 | 10 Clarence St BENTLEIGH EAST 3165 | \$1,310,000 | 05/03/2022   |
| 3 | 3 Sherlowe Ct BENTLEIGH EAST 3165  | \$1,270,000 | 30/03/2022   |

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 12:30

9 Cormick Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Gavin van Rooyen

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0429 129 229

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

March quarter 2022: \$1,510,000



4 1 2

**Rooms:** 8

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 575 sqm approx

**Agent Comments**

## Comparable Properties



**4 Banksia St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 2 3

**Price:** \$1,372,000

**Method:** Private Sale

**Date:** 23/03/2022

**Property Type:** House

**Land Size:** 621 sqm approx



**10 Clarence St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**3 Sherlowe Ct BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,270,000

**Method:** Sold Before Auction

**Date:** 30/03/2022

**Property Type:** House (Res)

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



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