Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 415 Chesterville Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price	\$1,426,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/10/2024	to	31/12/2024		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

	areas or comparable property	1 1100	Date of Sale
1	7 Greendale Rd BENTLEIGH EAST 3165	\$1,175,000	23/01/2025
2	6 Claude St BENTLEIGH EAST 3165	\$1,230,000	29/11/2024
3	3 Pasadena Cr BENTLEIGH EAST 3165	\$1,280,000	21/11/2024

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:	04/02/2025 13:36



Date of sale



Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** December quarter 2024: \$1,426,000



Property Type: House Land Size: 697 sqm approx

Comparable Properties



7 Greendale Rd BENTLEIGH EAST 3165 (REI)

Price: \$1,175,000 Method: Private Sale Date: 23/01/2025 Property Type: House **Agent Comments**



6 Claude St BENTLEIGH EAST 3165 (REI/VG)

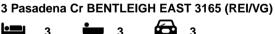




Agent Comments

Price: \$1,230,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 593 sqm approx





Price: \$1,280,000 Method: Private Sale Date: 21/11/2024 Property Type: House

Land Size: 534 sqm approx

Agent Comments

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