

# 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

19 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,547,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2021

to

30/09/2021

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	1/987 Centre Rd BENTLEIGH EAST 3165	\$1,108,325	25/11/2021
2	894 Centre Rd BENTLEIGH EAST 3165	\$1,100,000	01/11/2021
3			

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:

13/01/2022 13:30

19 Cormick Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Nick Renna

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**Indicative Selling Price**

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

**Median House Price**

September quarter 2021: \$1,547,500



3 2 2

**Property Type:** House

**Agent Comments**

## Comparable Properties



**1/987 Centre Rd BENTLEIGH EAST 3165 (REI)** **Agent Comments**

3 2 2

**Price:** \$1,108,325

**Method:** Sold Before Auction

**Date:** 25/11/2021

**Property Type:** Townhouse (Res)



**894 Centre Rd BENTLEIGH EAST 3165 (REI)** **Agent Comments**

3 2 1

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 01/11/2021

**Property Type:** House

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.

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



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