## 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

337a Chesterville Road, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,400,000		&		\$1,500,000			
Median sale price								
Median price	\$1,425,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East
Period - From	11/02/2024	to	10/02/2025		So	ource	Property	/ Data

### 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.

Add	lress of comparable property	Price	Date of sale
1	38a Parkmore Rd BENTLEIGH EAST 3165	\$1,547,500	23/12/2024
2	9a Bellevue Rd BENTLEIGH EAST 3165	\$1,480,000	14/09/2024
3	71a Castlewood St BENTLEIGH EAST 3165	\$1,600,000	03/09/2024

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:

11/02/2025 08:46









Indicative Selling Price \$1,400,000 - \$1,500,000 Median Townhouse Price 11/02/2024 - 10/02/2025: \$1,425,000

# **Comparable Properties**

38a Parkmore Rd BENTLEIGH EAST 3165 (REI)   4 a a a a   Price: \$1,547,500   Method: Private Sale   Date: 23/12/2024   Property Type: Townhouse (Res)	Agent Comments
9a Bellevue Rd BENTLEIGH EAST 3165 (REI/VG)   Image: 1   4 Image: 1   Price: \$1,480,000   Method: Auction Sale   Date: 14/09/2024   Property Type: Townhouse (Res)	Agent Comments
71a Castlewood St BENTLEIGH EAST 3165 (REI/VG) 4 3 2 Price: \$1,600,000 Method: Private Sale Date: 03/09/2024 Property Type: Townhouse (Single) Land Size: 300 sqm approx	Agent Comments

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



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