

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

39 Campbell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,416,000

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2019

to

31/12/2019

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	15 Jeffrey St BENTLEIGH 3204	\$1,485,000	19/10/2019
2	10 Fraser St ORMOND 3204	\$1,420,000	14/03/2020
3	2 Vale St BENTLEIGH 3204	\$1,400,000	07/12/2019

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:

03/04/2020 10:40

39 Campbell Street, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au



3 1 2

Property Type: House

Land Size: 760 sqm approx

Agent Comments

Engaging 3 bedroom Tudor style 1930s clinker brick classic on 760sqm appx. featuring a charming lounge, classic dining room, retro kitchen (Miele dishwasher), exposed brick family room, deep west-facing rear garden & a tandem garage. A heartbeat to Centre Rd cafes & train.

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2019: \$1,416,000

Comparable Properties



15 Jeffrey St BENTLEIGH 3204 (REI/VG)

Agent Comments

5 2 3

Price: \$1,485,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 640 sqm approx



10 Fraser St ORMOND 3204 (REI)

Agent Comments

3 1 2

Price: \$1,420,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 5

Property Type: House (Res)

Land Size: 685 sqm approx



2 Vale St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Private Sale

Date: 07/12/2019

Property Type: House

Land Size: 596 sqm approx

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.