

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

4 Cambridge Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,995,000

Median sale price

Median price

\$1,405,125

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2023

to

31/12/2023

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	13 England St BENTLEIGH EAST 3165	\$2,070,000	20/10/2023
2	56 Castlewood St BENTLEIGH EAST 3165	\$1,925,000	27/12/2023
3	25 Beddoe Av BENTLEIGH EAST 3165	\$1,896,000	16/12/2023

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:

12/02/2024 17:01

4 Cambridge Road, Bentleigh East Vic 3165

Jellis Craig

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,995,000

Median House Price

December quarter 2023: \$1,405,125



4 2 1

Property Type: House (Res)

Land Size: 638 sqm approx

Agent Comments

Comparable Properties



13 England St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$2,070,000

Method: Private Sale

Date: 20/10/2023

Property Type: House (Res)



56 Castlewood St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,925,000

Method: Private Sale

Date: 27/12/2023

Property Type: House

Land Size: 585 sqm approx



25 Beddoe Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,896,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

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



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