

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 Norville Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Bentleigh East

Period - From

15/10/2019

to

14/10/2020

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	59 Victor Rd BENTLEIGH EAST 3165	\$1,511,000	04/07/2020
2	31 Beddoe Av BENTLEIGH EAST 3165	\$1,500,000	06/08/2020
3	14 Normanby Rd BENTLEIGH EAST 3165	\$1,400,000	16/06/2020

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:

15/10/2020 09:39



6
 3
 3

Rooms: 3

Property Type: House

Land Size: 751 sqm approx

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

15/10/2019 - 14/10/2020: \$1,200,000

Agent Comments

Standing proud in contemporary style, this enormous 5 bedroom + study 3 bathroom family entertainer will be the place for all occasions on 751 sqm approx. of landscaped bliss, featuring 4 entertaining zones (OFP) including a pool house, a brilliant stone kitchen (black appliances), a downstairs main bedroom (fitted WIR & striking ensuite), 3 decks including an upstairs terrace and a generous west-facing rear garden with pool. Elevated capturing leafy views, this family eye-opener boasts Oak floors, ducted heating, air cond & a tandem carport. Walk to East Bentleigh PS, cafés, buses, parks & Chesterville Rd shops.

Comparable Properties



59 Victor Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments

5
 5
 4

Price: \$1,511,000

Method: Private Sale

Date: 04/07/2020

Property Type: House

Land Size: 701 sqm approx



31 Beddoe Av BENTLEIGH EAST 3165 (VG) Agent Comments

4
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Price: \$1,500,000

Method: Sale

Date: 06/08/2020

Property Type: House (Res)

Land Size: 585 sqm approx



14 Normanby Rd BENTLEIGH EAST 3165 (REI) Agent Comments

4
 1
 4

Price: \$1,400,000

Method: Private Sale

Date: 16/06/2020

Property Type: House