

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

13 North Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,400,000

&

\$1,480,000

Median sale price

Median price \$1,615,000

Property Type House

Suburb Bentleigh

Period - From 19/11/2023

to

18/11/2024

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	4 Keiller St HAMPTON EAST 3188	\$1,415,000	12/10/2024
2	129 Patterson Rd BENTLEIGH 3204	\$1,480,000	21/09/2024
3	21 Summit Av HAMPTON EAST 3188	\$1,470,000	14/09/2024

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:

19/11/2024 12:13

13 North Avenue, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham
9593 4500
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anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,480,000

Median House Price

19/11/2023 - 18/11/2024: \$1,615,000



3 1 2

Rooms: 4

Property Type: House

Land Size: 664 sqm approx

Comparable Properties



4 Keiller St HAMPTON EAST 3188 (REI)

Agent Comments

5 3 2

Price: \$1,415,000

Method: Auction Sale

Date: 12/10/2024

Property Type: House (Res)

Land Size: 650 sqm approx



129 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,480,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 611 sqm approx



21 Summit Av HAMPTON EAST 3188 (REI)

Agent Comments

3 1 1

Price: \$1,470,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 662 sqm approx

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



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