

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 43 Nicholson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$877,000 Property Type Unit Suburb Bentleigh

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	1/13 Murray Rd ORMOND 3204	\$1,895,000	17/11/2023
2	1a Grey St CAULFIELD SOUTH 3162	\$1,750,000	21/02/2024
3	54B Draper St ORMOND 3204	\$1,677,000	24/02/2024

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: 27/03/2024 11:41



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median Unit Price

December quarter 2023: \$877,000

Comparable Properties



1/13 Murray Rd ORMOND 3204 (REI/VG)

Agent Comments

5 4 2

Price: \$1,895,000

Method: Private Sale

Date: 17/11/2023

Property Type: House

Land Size: 410 sqm approx



1a Grey St CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 2 2

Price: \$1,750,000

Method: Auction Sale

Date: 21/02/2024

Property Type: Townhouse (Res)



54B Draper St ORMOND 3204 (REI)

Agent Comments

4 3 2

Price: \$1,677,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)

Land Size: 354 sqm approx

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