

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

2 Noora Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,142,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2022

to

31/12/2022

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	66b Bellevue Rd BENTLEIGH EAST 3165	\$1,442,500	11/03/2023
2	19b Victor Rd BENTLEIGH EAST 3165	\$1,440,000	17/03/2023
3	1 Wolai Av BENTLEIGH EAST 3165	\$1,440,000	19/11/2022

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:

04/04/2023 10:33

2 Noora Avenue, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

December quarter 2022: \$1,142,500



 4  3  3

Property Type: Townhouse

Agent Comments

Comparable Properties



66b Bellevue Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 4  3  2

Price: \$1,442,500

Method: Auction Sale

Date: 11/03/2023

Property Type: Townhouse (Res)



19b Victor Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 4  3  2

Price: \$1,440,000

Method: Private Sale

Date: 17/03/2023

Property Type: Townhouse (Single)



1 Wolai Av BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,440,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Townhouse (Res)

Land Size: 340 sqm approx

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



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