

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

5 Thornton Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,322,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2020

to 31/12/2020

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	2 Normdale Rd BENTLEIGH EAST 3165	\$1,660,000	06/11/2020
2	39 Norville St BENTLEIGH EAST 3165	\$1,637,500	10/11/2020
3			

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:

15/04/2021 09:27

5 Thornton Street, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2020: \$1,322,000



 4  3  5

Property Type: House

Land Size: 571 sqm approx

Agent Comments

Comparable Properties



2 Normdale Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,660,000

Method: Private Sale

Date: 06/11/2020

Property Type: House

Land Size: 585 sqm approx



39 Norville St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 6  3  3

Price: \$1,637,500

Method: Private Sale

Date: 10/11/2020

Property Type: House

Land Size: 753 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200