

# 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 Sassella Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,363,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2021

to 31/03/2021

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	27 Northam Rd BENTLEIGH EAST 3165	\$1,400,000	29/05/2021
2	141 East Boundary Rd BENTLEIGH EAST 3165	\$1,310,500	28/05/2021
3	15 Northam Rd BENTLEIGH EAST 3165	\$1,350,000	28/05/2021

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:

13/07/2021 14:23

2 Sassella Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Nick Renna

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

March quarter 2021: \$1,363,000



3 1 2

**Property Type:** House

**Land Size:** 615 sqm approx

Agent Comments

## Comparable Properties



**27 Northam Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 4

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 29/05/2021

**Property Type:** House (Res)

**Land Size:** 599 sqm approx



**141 East Boundary Rd BENTLEIGH EAST 3165** Agent Comments  
(REI/VG)

3 2 4

**Price:** \$1,310,500

**Method:** Sold Before Auction

**Date:** 28/05/2021

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**15 Northam Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 1 3

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 28/05/2021

**Property Type:** House

**Land Size:** 590 sqm approx

Account - Jellis Craig | P: 03 9194 1200