

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

17 Melva Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000 & \$1,050,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2019 to 30/09/2020 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	13 Noora Av BENTLEIGH EAST 3165	\$1,040,600	17/06/2020
2	8 Hallow St BENTLEIGH EAST 3165	\$1,032,000	21/07/2020
3	7 Gowrie St BENTLEIGH EAST 3165	\$1,000,000	20/06/2020

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:

16/11/2020 14:20

17 Melva Street, Bentleigh East Vic 3165

**Jellis
Craig**

Mark Staples

9573 6100

0411 527 174

markstaples@jellisrcraig.com.au



3 1 2

Property Type: House

Land Size: 574 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,050,000

Median House Price

Year ending September 2020: \$1,200,000

Admire the elegance and appreciate the space of this charming 1940s long-held family home as you discuss plans for renovation/extension, a brand new home or redevelopment on 574sqm approx (STCA). Comfortable, move in ready spaces include a large functional family kitchen and bathroom, beautifully established, sunny rear garden, split heating/cooling, garage/workshop and plenty of off-street parking.

Comparable Properties



13 Noora Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 2 1

Price: \$1,040,600

Method: Sold Before Auction

Date: 17/06/2020

Property Type: House (Res)

Land Size: 611 sqm approx



8 Hallow St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 2 3

Price: \$1,032,000

Method: Private Sale

Date: 21/07/2020

Property Type: House

Land Size: 585 sqm approx

7 Gowrie St BENTLEIGH EAST 3165 (REI) Agent Comments

3 1 4

Price: \$1,000,000

Method: Auction Sale

Date: 20/06/2020

Property Type: House (Res)

Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.