

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

12 Derry Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,062,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2023

to

31/03/2023

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	6a Forster Ct BENTLEIGH EAST 3165	\$1,491,000	02/12/2022
2	66b Bellevue Rd BENTLEIGH EAST 3165	\$1,442,500	11/03/2023
3	48a Denver St BENTLEIGH EAST 3165	\$1,410,000	16/02/2023

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:

31/05/2023 15:40

12 Derry Street, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

9194 1200

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Unit Price

March quarter 2023: \$1,062,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



6a Forster Ct BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,491,000

Method: Private Sale

Date: 02/12/2022

Property Type: Townhouse (Res)



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)



48a Denver St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,410,000

Method: Sold Before Auction

Date: 16/02/2023

Property Type: Townhouse (Res)

Land Size: 35 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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