

# 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

13 Noora Avenue, 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

\$1,000,000

&

\$1,050,000

### Median sale price

Median price

\$1,252,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2020

to

31/03/2020

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	44 Gladesville Dr BENTLEIGH EAST 3165	\$1,050,000	18/05/2020
2	29 Begg St BENTLEIGH EAST 3165	\$1,027,000	27/04/2020
3	9 Haigh St BENTLEIGH EAST 3165	\$1,000,000	25/03/2020

**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:

02/06/2020 14:33

13 Noora Avenue, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

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

**Median House Price**

March quarter 2020: \$1,252,500



3   2   1

**Property Type:** House

Agent Comments

Cherished 3 bedroom 2 bathroom brick charmer with a wide frontage, destined to be renovated, rebuilt or redeveloped (STCA) on a 611sqm approx. block, featuring 3 large living areas, tasteful kitchen, an established north facing rear garden, ducted heating, evap cooling & a garage. Coatesville PS zone, walk to The Links Shopping Centre, bus, Mackie Rd Reserve & cafes.

## Comparable Properties



**44 Gladesville Dr BENTLEIGH EAST 3165 (REI)**

Agent Comments

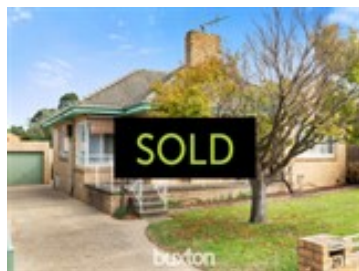
3   1   2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 18/05/2020

**Property Type:** House



**29 Begg St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   1   2

**Price:** \$1,027,000

**Method:** Private Sale

**Date:** 27/04/2020

**Property Type:** House



**9 Haigh St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3   1   1

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

**Method:** Sold Before Auction

**Date:** 25/03/2020

**Property Type:** House (Res)

**Land Size:** 573 sqm approx

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



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.