

# 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

47 Vasey 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 \$1,150,000 & \$1,250,000

### 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	17 Rudyard St BENTLEIGH EAST 3165	\$1,240,000	25/03/2021
2	10 Glover St BENTLEIGH EAST 3165	\$1,240,000	07/04/2021
3	144 Bignell Rd BENTLEIGH EAST 3165	\$1,200,000	27/02/2021

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:

22/05/2021 10:03

47 Vasey Street, Bentleigh East Vic 3165

**Jellis Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

March quarter 2021: \$1,363,000



3 1 2

**Property Type:** House

**Land Size:** 620 sqm approx

Agent Comments

## Comparable Properties



**17 Rudyard St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,240,000

**Method:** Sold Before Auction

**Date:** 25/03/2021

**Property Type:** House (Res)

**Land Size:** 562 sqm approx



**10 Glover St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 1

**Price:** \$1,240,000

**Method:** Sold Before Auction

**Date:** 07/04/2021

**Property Type:** House (Res)

**Land Size:** 571 sqm approx



**144 Bignell Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 2

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 597 sqm approx

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