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

19 Tambet Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price | $1,300,000

Median sale price

| Median price | $1,420,000 | Property Type | House | 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	16 Northam Rd BENTLEIGH EAST 3165	$1,300,000	26/04/2023
2	33 Richard St BENTLEIGH EAST 3165	$1,200,000	05/04/2023
3			

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: | 18/05/2023 13:12

CONSUMER AFFAIRS VICTORIA

Jellis Craig

Kosta Mesaritis
9593 4500
0412 117 529
kostamesaritis@jelliscraig.com.au

Indicative Selling Price
$1,300,000
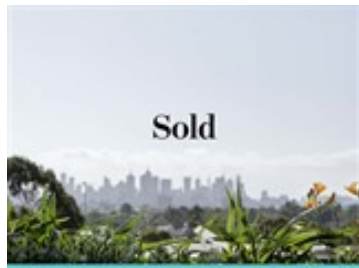**Median House Price**
March quarter 2023: $1,420,000

🛏 3   🛁 1   🚗 1

Property Type: House
Agent Comments

Comparable Properties
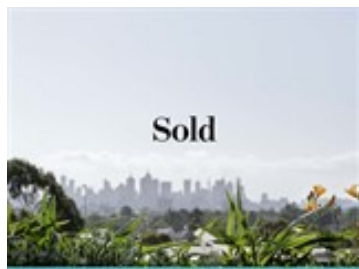

Sold

16 Northam Rd BENTLEIGH EAST 3165 (REI)

🛏 3   🛁 1   🚗 1

Price: $1,300,000
Method: Private Sale
Date: 26/04/2023
Property Type: House

Agent Comments

Sold

33 Richard St BENTLEIGH EAST 3165 (REI)

🛏 2   🛁 1   🚗 2

Price: $1,200,000
Method: Private Sale
Date: 05/04/2023
Property Type: House (Res)

Agent Comments

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.

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