## 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

29 Catherine Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,600,000		&		\$1,700,000				
Median sale p	rice								
Median price	\$1,446,500	Pro	operty Type	Hous	se		Suburb	Bentleigh East	
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	38 Mawby Rd BENTLEIGH EAST 3165	\$1,675,000	08/07/2021
2	50 Tambet St BENTLEIGH EAST 3165	\$1,640,000	10/09/2021
3	1 Milford St BENTLEIGH EAST 3165	\$1,610,000	21/07/2021

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:

30/09/2021 14:39



29 Catherine Road, Bentleigh East Vic 3165



Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

15 5 CATHERINE ROAD MapTiler © OpenStreetMap contributors



Property Type: House Agent Comments

**Indicative Selling Price** \$1,600,000 - \$1,700,000 **Median House Price** June quarter 2021: \$1,446,500

# **Comparable Properties**



38 Mawby Rd BENTLEIGH EAST 3165 (REI)



Price: \$1,675,000 Method: Private Sale Date: 08/07/2021 Property Type: House Land Size: 727 sqm approx



Agent Comments

Agent Comments



Price: \$1,640,000 Method: Auction Sale Date: 10/09/2021 Property Type: House Land Size: 589 sqm approx

3

1 Milford St BENTLEIGH EAST 3165 (REI)



Agent Comments

Price: \$1,610,000 Method: Auction Sale Date: 21/07/2021 Property Type: House (Res) Land Size: 696 sqm approx

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





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