

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

1 Catherine Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,322,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2020

to

31/12/2020

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	16 Mervin St BENTLEIGH EAST 3165	\$1,695,000	25/01/2021
2	12 Fisher Ct BENTLEIGH EAST 3165	\$1,610,500	06/02/2021
3	9 Margaretta St BENTLEIGH EAST 3165	\$1,550,000	11/12/2020

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:

24/02/2021 15:37

1 Catherine Road, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

December quarter 2020: \$1,322,000



 3  2  2

Property Type: House

Land Size: 960 sqm approx

Agent Comments

Comparable Properties



16 Mervin St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  4

Price: \$1,695,000

Method: Private Sale

Date: 25/01/2021

Property Type: House



12 Fisher Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,610,500

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 721 sqm approx



9 Margaretta St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  3

Price: \$1,550,000

Method: Sold Before Auction

Date: 11/12/2020

Property Type: House (Res)

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