

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

1/14 Malane Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,189,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Bentleigh East

Period - From

17/05/2021

to

16/05/2022

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 | 29 Dromana Av BENTLEIGH EAST 3165 | \$1,160,000 | 15/03/2022 |
| 2 | 1/12 Hodgson Gr BENTLEIGH EAST 3165 | \$1,132,000 | 26/02/2022 |
| 3 | 19 Cormick St BENTLEIGH EAST 3165 | \$1,120,000 | 12/02/2022 |

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:

17/05/2022 15:50

1/14 Malane Street, Bentleigh East Vic 3165

Jellis Craig

Anthony Fordham
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Indicative Selling Price

\$1,189,000

Median House Price

17/05/2021 - 16/05/2022: \$1,510,000



3 2 1

Rooms: 5

Property Type: House

Land Size: 318m2 sqm approx

Agent Comments

A mix of charm and contemporary style, it's an ideal balance of indoor outdoor living, comfort and lifestyle. Perfect for newly-weds wanting a home where their family can grow, empty nesters wanting independence and space, or downsizers wanting to stay in their community. There's so much to love about this captivating home.

Comparable Properties



29 Dromana Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,160,000

Method: Private Sale

Date: 15/03/2022

Property Type: House

Land Size: 354 sqm approx



1/12 Hodgson Gr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,132,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 352 sqm approx



19 Cormick St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House

Land Size: 349 sqm approx

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



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