

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

17 Thornton Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$920,000 & \$980,000

Median sale price

Median price \$1,212,000 Property Type House Suburb Bentleigh East

Period - From 17/06/2019 to 16/06/2020 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	18 Matthews Rd BENTLEIGH EAST 3165	\$1,005,000	30/04/2020
2	9 Haigh St BENTLEIGH EAST 3165	\$1,000,000	25/03/2020
3	1 Celia St BENTLEIGH EAST 3165	\$1,000,000	08/04/2020

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:

17/06/2020 18:04

17 Thornton Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$920,000 - \$980,000

Median House Price

17/06/2019 - 16/06/2020: \$1,212,000



3 1

Rooms: 4

Property Type: House

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



18 Matthews Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,005,000

Method: Private Sale

Date: 30/04/2020

Property Type: House

Land Size: 585 sqm approx



9 Haigh St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 25/03/2020

Property Type: House (Res)

Land Size: 573 sqm approx



1 Celia St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,000,000

Method: Private Sale

Date: 08/04/2020

Property Type: House

Land Size: 581 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.