

# 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

47 Neville Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000

&

\$1,950,000

### Median sale price

Median price \$1,510,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2022

to 31/03/2022

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	790 North Rd BENTLEIGH EAST 3165	\$1,935,000	04/11/2021
2	18 Pollina St BENTLEIGH EAST 3165	\$1,925,000	04/12/2021
3	28 Mortimore St BENTLEIGH 3204	\$1,888,000	24/03/2022

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:

20/04/2022 14:44

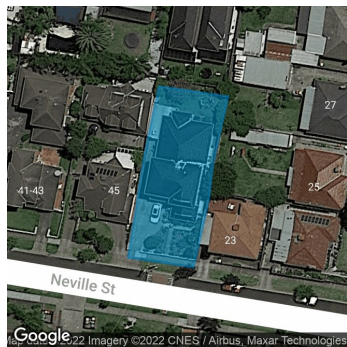
47 Neville Street, Bentleigh East Vic 3165

Ryan Counihan

03 9557 5500

0402 188 519

rcounihan@woodards.com.au



 4  3  4

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 628 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median House Price**

March quarter 2022: \$1,510,000

## Comparable Properties



**790 North Rd BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,935,000

**Method:** Auction Sale

**Date:** 04/11/2021

**Property Type:** House

**Land Size:** 650 sqm approx



**18 Pollina St BENTLEIGH EAST 3165 (REI/VG)** **Agent Comments**

 4  3  2

**Price:** \$1,925,000

**Method:** Auction Sale

**Date:** 04/12/2021

**Property Type:** House (Res)

**Land Size:** 578 sqm approx



**28 Mortimore St BENTLEIGH 3204 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,888,000

**Method:** Sold Before Auction

**Date:** 24/03/2022

**Property Type:** House (Res)

**Land Size:** 657 sqm approx

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



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