

# 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

14 Normdale Road, 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 \$1,300,000

&

\$1,375,000

### Median sale price

Median price \$1,531,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2021

to 31/12/2021

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	2 Leonie Av BENTLEIGH EAST 3165	\$1,400,000	14/12/2021
2	11 Millard St BENTLEIGH EAST 3165	\$1,390,000	27/11/2021
3	12 Rica St MOORABBIN 3189	\$1,317,500	26/02/2022

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:

21/03/2022 20:35

14 Normdale Road, Bentleigh East Vic 3165

**Jellis Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,375,000

**Median House Price**

December quarter 2021: \$1,531,000



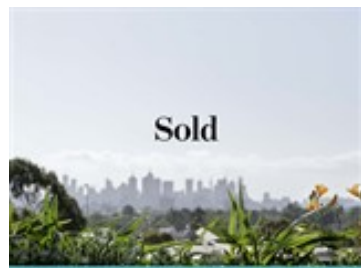
3 1 2

**Property Type:** House

**Land Size:** 592 sqm approx

**Agent Comments**

## Comparable Properties



**2 Leonie Av BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

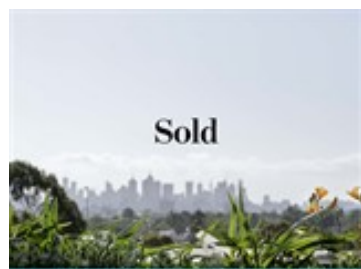
3 1 2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 14/12/2021

**Property Type:** House



**11 Millard St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,390,000

**Method:** Private Sale

**Date:** 27/11/2021

**Property Type:** House



**12 Rica St MOORABBIN 3189 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,317,500

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** House (Res)

**Land Size:** 587 sqm approx

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



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