

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

14b Bevis Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,418,400

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

24/07/2023

to

23/07/2024

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	1/101 Parkmore Rd BENTLEIGH EAST 3165	\$1,375,000	11/05/2024
2	23 Yarraburn Cl BENTLEIGH EAST 3165	\$1,341,000	13/03/2024
3	24c Abbin Av BENTLEIGH EAST 3165	\$1,315,000	20/07/2024

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:

24/07/2024 15:50

14b Bevis Street, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Townhouse Price

24/07/2023 - 23/07/2024: \$1,418,400



 4  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



1/101 Parkmore Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,375,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Townhouse (Res)

Land Size: 241 sqm approx



23 Yarraburn CI BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,341,000

Method: Auction Sale

Date: 13/03/2024

Property Type: Townhouse (Res)

Land Size: 274 sqm approx



24c Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,315,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Townhouse (Res)

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



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