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

11 Bessie Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,480,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	10 Rae St BENTLEIGH EAST 3165	\$1,400,000	22/10/2021
2	1 Selworthy Av OAKLEIGH SOUTH 3167	\$1,330,000	19/02/2022
3	10 Clarence St BENTLEIGH EAST 3165	\$1,310,000	05/03/2022

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:

07/04/2022 12:29



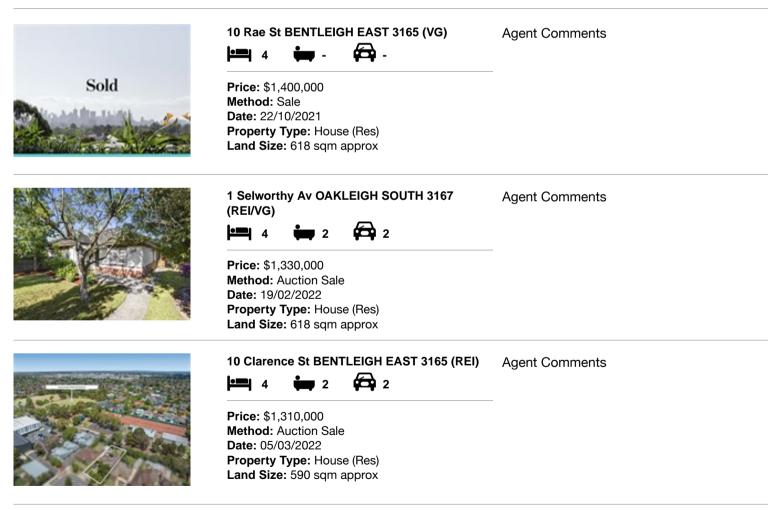






Property Type: House **Land Size:** 580 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending December 2021: \$1,480,000

Comparable Properties



Account - Hodges | P: 03 95846500 | F: 03 95848216





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