

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 consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2021 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	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



4 2 2

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



10 Rae St BENTLEIGH EAST 3165 (VG)

Agent Comments

4 - -

Price: \$1,400,000
Method: Sale
Date: 22/10/2021
Property Type: House (Res)
Land Size: 618 sqm approx



1 Selworthy Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

4 2 2

Price: \$1,330,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 618 sqm approx



10 Clarence St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 590 sqm approx