

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

1112 North Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,363,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2021

to

31/03/2021

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		
3		

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:

25/06/2021 22:43

1112 North Road, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2021: \$1,363,000



 3  1  2

Rooms: 5

Property Type:

Divorce/Estate/Family Transfers

Land Size: 831 sqm approx

Agent Comments

On a huge 831sqm approx. block, this cheerful 3 bedroom 1940s brick treasure is filled with family warmth. Featuring north-facing living (sun-drenched patio), modern kitchen/dining (gas cooking), 3 good-size bedrooms (2 BIRs), immaculate bathroom and a park-size rear garden with a huge entertaining deck, plenty of lush lawn and fruit trees. Expansive and exciting, with options to extend, rebuild or redevelop (STCA), it's complete with Tasmanian Oak floors, ducted heating, evaporative cooling, storage shed and a garage.

Comparable Properties

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.

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