

# 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 Norville Street, 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

\$900,000

&

\$970,000

### Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2020

to

31/12/2020

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	2/4 Elora Rd OAKLEIGH SOUTH 3167	\$960,000	13/02/2021
2	25b Wamba Rd BENTLEIGH EAST 3165	\$960,000	01/12/2020
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:

25/03/2021 15:33

14 Norville Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Sarah Gursansky

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**Indicative Selling Price**

\$900,000 - \$970,000

**Median Unit Price**

December quarter 2020: \$1,100,000



3 2 2

**Property Type:** Unit

**Land Size:** 436 sqm approx

**Agent Comments**

Single story townhouse with plenty of space, a wide entrance all with storage and study nook, formal lounge room, granite kitchen with island bench/breakfast bar (Miele appliances), opening onto large family room overlooking the private backyard. Formal lounge room, double remote-controlled garage.

## Comparable Properties



**2/4 Elora Rd OAKLEIGH SOUTH 3167 (REI)**

**Agent Comments**

3 2 2

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 13/02/2021

**Property Type:** Townhouse (Res)



**25b Wamba Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 01/12/2020

**Property Type:** Unit

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.

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