## 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 Begg Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,250,000		&		\$1,350,000				
Median sale p	rice								
Median price	\$1,405,125	Pro	operty Type	Hou	se		Suburb	Bentleigh East	
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	15 Kenjulie Dr BENTLEIGH EAST 3165	\$1,400,000	16/12/2023
2	9 Opal Ct BENTLEIGH EAST 3165	\$1,341,000	16/09/2023
3	1 Rebecca Ct BENTLEIGH EAST 3165	\$1,340,000	21/12/2023

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:

31/01/2024 10:47









Property Type: House Agent Comments Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2023: \$1,405,125

# **Comparable Properties**



15 Kenjulie Dr BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,400,000 Method: Private Sale Date: 16/12/2023 Property Type: House

Agent Comments



9 Opal Ct BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,341,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 560 sqm approx



1 Rebecca Ct BENTLEIGH EAST 3165 (REI)



Agent Comments

Price: \$1,340,000 Method: Private Sale Date: 21/12/2023 Property Type: House Land Size: 577 sqm approx

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



propertydata

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