

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 Vasey Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Bentleigh East

Period - From 27/02/2023 to 26/02/2024 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: 27/02/2024 21:24

11 Vasey Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

27/02/2023 - 26/02/2024: \$1,420,000



 4  3  2

Rooms: 9

Property Type: House

Land Size: 585 sqm approx

Agent Comments

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.

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



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