

# 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

13 Cormick 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 \$1,380,000 & \$1,450,000

### Median sale price

Median price \$1,485,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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 Belinda Ct BENTLEIGH EAST 3165	\$1,425,000	13/04/2024
2	12 Florence St BENTLEIGH EAST 3165	\$1,380,000	19/02/2024
3	7 Cavalier St BENTLEIGH EAST 3165	\$1,338,000	20/01/2024

**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: 29/04/2024 13:35



4   2   3

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 594 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,380,000 - \$1,450,000  
**Median House Price**  
March quarter 2024: \$1,485,000

## Comparable Properties



**2 Belinda Ct BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

4   2   3

**Price:** \$1,425,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx



**12 Florence St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

4   1   2

**Price:** \$1,380,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2024  
**Property Type:** House (Res)  
**Land Size:** 538 sqm approx



**7 Cavalier St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

4   1   2

**Price:** \$1,338,000  
**Method:** Auction Sale  
**Date:** 20/01/2024  
**Property Type:** House (Res)  
**Land Size:** 576 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200