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

19b Northam Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/04/2023	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	66b Bellevue Rd BENTLEIGH EAST 3165	\$1,442,500	11/03/2023
2	45b Tudor St BENTLEIGH EAST 3165	\$1,325,000	14/04/2023
3	4a Kashmira St BENTLEIGH EAST 3165	\$1,291,000	24/06/2023

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:

01/08/2023 11:06









Property Type: Townhouse Agent Comments

Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> Indicative Selling Price \$1,250,000 - \$1,350,000 Median Unit Price June quarter 2023: \$1,200,000

Comparable Properties



66b Bellevue Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,442,500 Method: Auction Sale Date: 11/03/2023 Property Type: Townhouse (Res)



45b Tudor St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,325,000 Method: Private Sale Date: 14/04/2023 Property Type: Townhouse (Single)



4a Kashmira St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,291,000 Method: Auction Sale Date: 24/06/2023 Property Type: Townhouse (Res)

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





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