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

25 Celia Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,300,000		&		\$1,380,000				
Median sale p	rice								
Median price	\$1,456,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East	
Period - From	01/07/2023	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	17 Begg St BENTLEIGH EAST 3165	\$1,400,000	06/05/2023
2	390 Chesterville Rd BENTLEIGH EAST 3165	\$1,355,000	07/10/2023
3	144 East Boundary Rd BENTLEIGH EAST 3165	\$1,350,000	15/06/2023

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:

16/10/2023 11:28









Rooms: 8 Property Type: House Land Size: 648 sqm approx Indicative Selling Price \$1,300,000 - \$1,380,000 Median House Price September quarter 2023: \$1,456,000

Comparable Properties



17 Begg St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,400,000 Method: Auction Sale Date: 06/05/2023 Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments



390 Chesterville Rd BENTLEIGH EAST 3165 (REI)



Price: \$1,355,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 665 sqm approx



144 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments (VG)



Price: \$1,350,000 Method: Sale Date: 15/06/2023 Property Type: House (Res) Land Size: 580 sqm approx

Account - Jellis Craig | P: 03 9194 1200



propertydata

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