

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

3 Leonie Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,420,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2023

to 31/12/2023

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	326 Chesterville Rd BENTLEIGH EAST 3165	\$1,230,000	09/12/2023
2	11 Hill St BENTLEIGH EAST 3165	\$1,170,000	25/10/2023
3	764 Centre Rd BENTLEIGH EAST 3165	\$1,120,000	11/11/2023

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:

23/01/2024 16:46

3 Leonie Avenue, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2023: \$1,420,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



326 Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,230,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 605 sqm approx



11 Hill St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,170,000

Method: Private Sale

Date: 25/10/2023

Property Type: House

Land Size: 671 sqm approx



764 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,120,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 585 sqm approx

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



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