

# 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 Vasey 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 \$1,200,000 & \$1,280,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Bentleigh East

Period - From 02/07/2023 to 01/07/2024 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	36 Chesterville Dr BENTLEIGH EAST 3165	\$1,270,000	29/06/2024
2	1 Brosnan Rd BENTLEIGH EAST 3165	\$1,235,000	12/06/2024
3	56 Brosnan Rd BENTLEIGH EAST 3165	\$1,200,000	22/06/2024

**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:

02/07/2024 12:20

.3 Vasey Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Anthony Fordham  
9593 4500  
0408 107 514

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3   1   1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 585 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,280,000

**Median House Price**  
02/07/2023 - 01/07/2024: \$1,450,000

## Comparable Properties



**36 Chesterville Dr BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   1   3

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 29/06/2024  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx



**1 Brosnan Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   1   4

**Price:** \$1,235,000  
**Method:** Private Sale  
**Date:** 12/06/2024  
**Property Type:** House  
**Land Size:** 597 sqm approx



**56 Brosnan Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   1   2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 22/06/2024  
**Property Type:** House  
**Land Size:** 584 sqm approx

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



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