

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

34 Francesco Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$3,500,000

&

\$3,800,000

Median sale price

Median price

\$1,405,125

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2023

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	25 Neville St BENTLEIGH EAST 3165	\$3,770,000	07/09/2023
2	15 Hayes St BENTLEIGH 3204	\$3,560,000	26/08/2023
3			

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:

16/02/2024 16:19

34 Francesco Street, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$3,500,000 - \$3,800,000

Median House Price

December quarter 2023: \$1,405,125



 5  5  5

Property Type: House

Agent Comments

Comparable Properties



25 Neville St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 5  4  3

Price: \$3,770,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: House (Res)

Land Size: 610 sqm approx



15 Hayes St BENTLEIGH 3204 (REI/VG) Agent Comments

 5  4  5

Price: \$3,560,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 633 sqm approx

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.

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



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