# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

36 Chesterville Drive, Bentleigh East Vic 3165
, ,

#### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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### Median sale price

Median price	\$1,485,000	Pro	perty Type H	ouse		Suburb	Bentleigh East
Period - From	01/01/2024	to	31/03/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	152 Brady Rd BENTLEIGH EAST 3165	\$1,307,000	01/06/2024
2	19 Brosnan Rd BENTLEIGH EAST 3165	\$1,300,000	30/05/2024
3	18 Bellevue Rd BENTLEIGH EAST 3165	\$1,255,000	04/05/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/06/2024 10:15





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> Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2024: \$1,485,000



Property Type: House

**Agent Comments** 

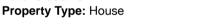
# Comparable Properties



152 Brady Rd BENTLEIGH EAST 3165 (REI)

**4** 3 **-** 1 **-**

Price: \$1,307,000 Method: Auction Sale Date: 01/06/2024 Property Type: House





19 Brosnan Rd BENTLEIGH EAST 3165 (REI)

44 🖢 1 🛱

Price: \$1,300,000

Method: Sold Before Auction

Date: 30/05/2024

Property Type: House (Res) Land Size: 602 sqm approx



18 Bellevue Rd BENTLEIGH EAST 3165 (REI)

**1** 3 **1** 6 2

Price: \$1,255,000 Method: Private Sale Date: 04/05/2024 Property Type: House Agent Comments

**Agent Comments** 

Agent Comments

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



