

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

3b Norville Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,275,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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	2a Opal Ct BENTLEIGH EAST 3165	\$1,551,800	23/03/2024
2	86a Beddoe Av BENTLEIGH EAST 3165	\$1,520,000	22/05/2024
3	8a Konrad St BENTLEIGH EAST 3165	\$1,420,000	24/02/2024

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:

29/05/2024 13:11

3b Norville Street, Bentleigh East Vic 3165

**Jellis
Craig**

Robert De Freitas

9593 4500

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robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

March quarter 2024: \$1,275,000



 4  3  3

Property Type: Townhouse

Agent Comments

Comparable Properties



2a Opal Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,551,800

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)

Land Size: 302 sqm approx



86a Beddoe Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,520,000

Method: Sold Before Auction

Date: 22/05/2024

Property Type: Townhouse (Res)



8a Konrad St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,420,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)

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



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