

# 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 4 Cambridge Road, 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 \$1,700,000 & \$1,800,000

### 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	47 Parkmore Rd BENTLEIGH EAST 3165	\$1,790,000	14/10/2023
2	90a Parkmore Rd BENTLEIGH EAST 3165	\$1,710,000	26/10/2023
3	45 Parkmore Rd BENTLEIGH EAST 3165	\$1,700,000	19/08/2023

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: 15/01/2024 18:45

4 Cambridge Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Nick Renna  
9593 4500

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nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

December quarter 2023: \$1,405,125



 4  2  4

**Property Type:** House

Agent Comments

## Comparable Properties



**47 Parkmore Rd BENTLEIGH EAST 3165**  
(REI/VG)

Agent Comments

 4  3  3

**Price:** \$1,790,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 610 sqm approx



**90a Parkmore Rd BENTLEIGH EAST 3165**  
(REI/VG)

Agent Comments

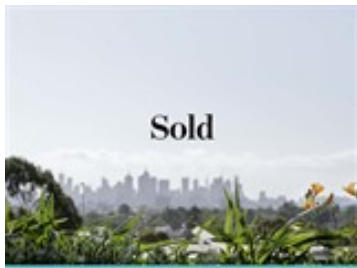
 5  3  3

**Price:** \$1,710,000

**Method:** Auction Sale

**Date:** 26/10/2023

**Property Type:** House (Res)



**45 Parkmore Rd BENTLEIGH EAST 3165**  
(REI/VG)

Agent Comments

 4  2  2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 19/08/2023

**Property Type:** House

**Land Size:** 620 sqm approx

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



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