## 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

733 South Road, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,485,000	Pro	operty Type	Hous	se		Suburb	Bentleigh East
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	79 Chapel Rd MOORABBIN 3189	\$1,230,000	24/02/2024
2	12 Greenview Ct BENTLEIGH EAST 3165	\$1,200,000	20/12/2023
3	102 Rowans Rd MOORABBIN 3189	\$1,100,000	08/03/2024

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:

23/04/2024 12:43



733 South Road, Bentleigh East Vic 3165







**Property Type:** House (Res) **Land Size:** 640 sqm approx Agent Comments Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

> Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price March quarter 2024: \$1,485,000

# **Comparable Properties**



79 Chapel Rd MOORABBIN 3189 (REI)



Price: \$1,230,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 650 sqm approx Agent Comments



12 Greenview Ct BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,200,000 Method: Private Sale Date: 20/12/2023 Property Type: House Land Size: 594 sqm approx

102 Rowans Rd MOORABBIN 3189 (REI)



Agent Comments



Price: \$1,100,000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 554 sqm approx

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





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