

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

13b Norville Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,475,000

Median sale price

Median price

\$1,182,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2020

to

30/09/2020

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	13a Norville St, Bentleigh East, Vic 3165, Australia	\$1,435,000	16/11/2020
2	86a Tucker Rd BENTLEIGH 3204	\$1,472,800	05/12/2020
3	46a Gladesville Dr BENTLEIGH EAST 3165	\$1,468,000	31/10/2020

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:

23/12/2020 12:06



Property Type:
Agent Comments

Indicative Selling Price
\$1,475,000
Median Unit Price
September quarter 2020: \$1,182,500

Comparable Properties

13a Norville St, Bentleigh East, Vic 3165,
Australia (REI)

Agent Comments



Price: \$1,435,000
Method:
Date: 16/11/2020
Property Type: Townhouse (Single)



86a Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,472,800
Method: Auction Sale
Date: 05/12/2020
Property Type: Townhouse (Res)
Land Size: 379 sqm approx



46a Gladesville Dr BENTLEIGH EAST 3165
(REI)

Agent Comments



Price: \$1,468,000
Method: Private Sale
Date: 31/10/2020
Property Type: Townhouse (Single)
Land Size: 375 sqm approx