Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/17 Loranne Street, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$910,000	Pro	operty Type	Unit			Suburb	Bentleigh
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 sixmonths 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	11/15 Vickery St BENTLEIGH 3204	\$910,000	17/02/2024
2	2 Barry St BENTLEIGH 3204	\$850,000	14/12/2023
3			

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:

01/05/2024 09:54









Property Type: Apartment Agent Comments

Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

> Indicative Selling Price \$850,000 - \$900,000 Median Unit Price March quarter 2024: \$910,000

Comparable Properties



Price: \$910,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

3

Agent Comments

Agent Comments



2 Barry St BENTLEIGH 3204 (REI)

11/15 Vickery St BENTLEIGH 3204 (REI)

2 2



Price: \$850,000 Method: Private Sale Date: 14/12/2023 Property Type: Townhouse (Single)

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.

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

propertydata



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