

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

27 Jassa Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2019 to 30/06/2019 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	11 Carinya Rd BENTLEIGH EAST 3165	\$1,000,000	31/08/2019
2	25 Boronia St BENTLEIGH EAST 3165	\$945,000	14/09/2019
3	893 Centre Rd BENTLEIGH EAST 3165	\$919,500	18/08/2019

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:

14/10/2019 15:28



Property Type: House (Res)
Land Size: 604 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,000,000
Median House Price
 June quarter 2019: \$1,060,000

Comparable Properties

11 Carinya Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 609 sqm approx



25 Boronia St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$945,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 600 sqm approx



893 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$919,500
Method: Auction Sale
Date: 18/08/2019
Property Type: House (Res)
Land Size: 599 sqm approx