

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

1 Jackson Lane, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,397,500

Property Type House

Suburb Bentleigh East

Period - From 08/09/2022

to

07/09/2023

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	3/63 Victor Rd BENTLEIGH EAST 3165	\$1,100,000	02/04/2023
2	11a Kenlon St BENTLEIGH EAST 3165	\$1,100,000	22/03/2023
3	2/1 Dega Av BENTLEIGH EAST 3165	\$1,100,000	31/05/2023

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:

08/09/2023 09:40

1 Jackson Lane, Bentleigh East Vic 3165



 3  2  2

Property Type: House
Land Size: 242 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
08/09/2022 - 07/09/2023: \$1,397,500

Comparable Properties



3/63 Victor Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Private Sale
Date: 02/04/2023
Property Type: Townhouse (Single)



11a Kenlon St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Private Sale
Date: 22/03/2023
Property Type: Townhouse (Single)



2/1 Dega Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 31/05/2023
Property Type: Townhouse (Single)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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