

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

8 Jeffrey Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,416,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2019

to 31/12/2019

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	3 Jeffrey St BENTLEIGH 3204	\$1,730,000	19/10/2019
2	35 Garfield Av ORMOND 3204	\$1,703,000	12/02/2020
3	7 Coates St BENTLEIGH 3204	\$1,623,000	30/11/2019

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:

24/03/2020 09:07



 4  2  3

Property Type: House
Land Size: 598 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
December quarter 2019: \$1,416,000

Comparable Properties



3 Jeffrey St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,730,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 699 sqm approx



35 Garfield Av ORMOND 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,703,000
Method: Sold Before Auction
Date: 12/02/2020
Property Type: House (Res)



7 Coates St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  3

Price: \$1,623,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 694 sqm approx