

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

70 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,180,000

&

\$1,260,000

Median sale price

Median price \$915,000

House

Unit

X

Suburb Bentleigh

Period - From 01/07/2017

to 30/09/2017

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	33a Tucker Rd BENTLEIGH 3204	\$1,249,000	17/10/2017
2	54 East Boundary Rd BENTLEIGH EAST 3165	\$1,230,000	17/07/2017
3	2/1 Heath Cr HAMPTON EAST 3188	\$1,115,000	21/10/2017

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.



3 2 2

Rooms:**Property Type:** Townhouse (Res)**Land Size:** 698 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,260,000

Median Unit Price

September quarter 2017: \$915,000

Comparable Properties

**33a Tucker Rd BENTLEIGH 3204 (REI)**

Agent Comments

4 3 1

Price: \$1,249,000**Method:** Private Sale**Date:** 17/10/2017**Rooms:** -**Property Type:** Townhouse (Res)**54 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 2

Price: \$1,230,000**Method:** Private Sale**Date:** 17/07/2017**Rooms:** 7**Property Type:** Townhouse (Res)**Land Size:** 378 sqm approx**2/1 Heath Cr HAMPTON EAST 3188 (REI)**

Agent Comments

4 2 2

Price: \$1,115,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 324 sqm approx