

#### 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	70 Jasper Road, Bentleigh Vic 3204
Including suburb and	· ·
postcode	

#### 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	Hou	se	Unit	Х	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.

Add	dress 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.

Account - McGrath | P: 03 80801588 | F: 03 8080 1522

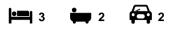




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## **McGrath**





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)

Price: \$1,249,000

Method: Private Sale Date: 17/10/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



54 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments

(REI/VG)



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** 

Price: \$1,115,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 324 sqm approx

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