

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

22 Jeffrey Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,680,000

Median sale price

Median price

\$1,630,000

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2023

to

31/03/2024

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	48 Strathmore St BENTLEIGH 3204	\$1,830,000	27/03/2024
2	39 Gilmour Rd BENTLEIGH 3204	\$1,790,000	02/12/2023
3	696 North Rd ORMOND 3204	\$1,620,000	02/03/2024

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:

07/05/2024 12:56



3
 2
 2

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,680,000

Median House Price

Year ending March 2024: \$1,630,000

Comparable Properties



48 Strathmore St BENTLEIGH 3204 (REI)

Agent Comments

4
 1
 2

Price: \$1,830,000

Method: Private Sale

Date: 27/03/2024

Property Type: House

Land Size: 616 sqm approx



39 Gilmour Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4
 1
 2

Price: \$1,790,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 696 sqm approx



696 North Rd ORMOND 3204 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,620,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 646 sqm approx

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