

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

120 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,677,750

Property Type

House

Suburb

Bentleigh

Period - From

01/01/2021

to

31/03/2021

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	19 Draper St MCKINNON 3204	\$1,800,000	08/02/2021
2	22 Wamba Rd BENTLEIGH EAST 3165	\$1,701,000	17/04/2021
3	8 Ardwick St BENTLEIGH 3204	\$1,700,000	19/12/2020

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:

21/04/2021 12:05

120 Jasper Road, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2021: \$1,677,750



4 2 3

Property Type: House

Land Size: 839 sqm approx

Agent Comments

Comparable Properties



19 Draper St MCKINNON 3204 (VG)

Agent Comments

3 - -

Price: \$1,800,000

Method: Sale

Date: 08/02/2021

Property Type: House (Res)

Land Size: 585 sqm approx



22 Wamba Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 4

Price: \$1,701,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 741 sqm approx



8 Ardwick St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 614 sqm approx

Account - Jellis Craig | P: 03 9194 1200