

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

96 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

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	115 East Boundary Rd BENTLEIGH EAST 3165	\$1,515,000	24/04/2021
2			
3			

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: 14/05/2021 14:50



Property Type: House (Previously Occupied - Detached)

Land Size: 823 sqm approx

Agent Comments

1950s 2 bedroom cream brick classic on 823sqm approx. of beautiful gardens making an outstanding renovation opportunity, new home or development site (STCA) with a 21.3m approx. frontage, 6 principal rooms, 2 alfresco areas & double garage (workshop). Opposite OLSH College.

Comparable Properties



115 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments (REI)



Price: \$1,515,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 870 sqm approx

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.