

# 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

80 Jasper Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,340,000

&

\$1,400,000

### Median sale price

Median price \$1,802,500

Property Type House

Suburb Bentleigh

Period - From 30/03/2021

to

29/03/2022

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	554 South Rd MOORABBIN 3189	\$1,400,000	16/10/2021
2	187 East Boundary Rd BENTLEIGH EAST 3165	\$1,371,000	05/10/2021
3	147 East Boundary Rd BENTLEIGH EAST 3165	\$1,350,000	03/03/2022

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:

30/03/2022 11:52

80 Jasper Road, Bentleigh Vic 3204

Ryan Counihan

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4 2 2

**Property Type:** House

**Land Size:** 528 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,340,000 - \$1,400,000

**Median House Price**

30/03/2021 - 29/03/2022: \$1,802,500

## Comparable Properties



**554 South Rd MOORABBIN 3189 (REI/VG)**

Agent Comments

3 1 3

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 16/10/2021

**Property Type:** House

**Land Size:** 616 sqm approx



**187 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

2 1 2

**Price:** \$1,371,000

**Method:** Auction Sale

**Date:** 05/10/2021

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**147 East Boundary Rd BENTLEIGH EAST 3165 (REI)** Agent Comments

5 2 3

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 03/03/2022

**Property Type:** House (Res)

**Land Size:** 580 sqm approx

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



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