

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

37 JASSA STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

5/32 ROSELLA STREET MURRUMBEENA VIC 3163	\$1,049,000	26-May-23
24A WILLESSEN ROAD HUGHESDALE VIC 3166	\$1,124,000	22-Jul-23
1/1A BAKERS ROAD OAKLEIGH SOUTH VIC 3167	\$1,155,000	05-Aug-23

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 6 months.

This Statement of Information was prepared on: 25 September 2023



**5/32 ROSELLA STREET
MURRUMBEENA VIC 3163**

 3  1  1

Sold Price **\$1,049,000** Sold Date **26-May-23**

Distance **1.64km**



**24A WILLESSEN ROAD
HUGHESDALE VIC 3166**

 3  2  2

Sold Price **\$1,124,000** Sold Date **22-Jul-23**

Distance **1.48km**



**1/1A BAKERS ROAD OAKLEIGH
SOUTH VIC 3167**

 3  2  2

Sold Price ^{RS} **\$1,155,000** Sold Date **05-Aug-23**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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