

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 Loranne Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

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	6 Whitmuir Rd BENTLEIGH 3204	\$2,100,000	14/11/2020
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:

11/05/2021 12:22

22 Loranne Street, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky

9593 4500

0467 533 309

sarahgursansky@jellisrcraig.com.au

Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

March quarter 2021: \$1,677,750



4 3 5

Property Type: House (Res)

Land Size: 741 sqm approx

Agent Comments

Irresistible 4 bedroom 3 bathroom brick Californian Bungalow enjoying 2 beautiful living zones (marble OFP), brilliant stone kitchen, a manicured rear garden with double carport/alfresco area & home office; & auto gates. Near Centre Road shops and train.

Comparable Properties



6 Whitmuir Rd BENTLEIGH 3204 (VG)

Agent Comments

4 - -

Price: \$2,100,000

Method: Sale

Date: 14/11/2020

Property Type: House (Res)

Land Size: 753 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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604