

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

1/193 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2021 to 31/03/2022 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	4/10 Capitol Av MCKINNON 3204	\$745,000	18/06/2022
2	1/23-25 Charles St BENTLEIGH EAST 3165	\$740,000	19/02/2022
3	4/45 Brewer Rd BENTLEIGH 3204	\$727,500	28/03/2022

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:

24/06/2022 15:28

1/193 Jasper Road, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending March 2022: \$1,050,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/10 Capitol Av MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$745,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Unit

Land Size: 81 sqm approx



1/23-25 Charles St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$740,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Unit



4/45 Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$727,500

Method: Private Sale

Date: 28/03/2022

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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