

# 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

204-206 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 \$1,850,000

&

\$2,035,000

### 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	1 Hayes St BENTLEIGH 3204	\$1,862,500	17/04/2021
2	20 Carr St BRIGHTON EAST 3187	\$1,860,000	20/02/2021
3	5 Tovan Akas Av BENTLEIGH 3204	\$1,855,600	08/02/2021

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:

18/05/2021 11:40



**Property Type:** Land

**Land Size:** 770 sqm approx

Agent Comments

## Comparable Properties



**1 Hayes St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,862,500

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**20 Carr St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$1,860,000

**Method:** Auction Sale

**Date:** 20/02/2021

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**5 Tovan Akas Av BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,855,600

**Method:** Sold Before Auction

**Date:** 08/02/2021

**Property Type:** House (Res)

**Land Size:** 691 sqm approx