

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

39 Strathmore Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,450,000

&

\$1,520,000

Median sale price

Median price \$1,458,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2024

to

31/03/2024

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	210 Jasper Rd BENTLEIGH 3204	\$1,625,000	20/03/2024
2	207 Jasper Rd BENTLEIGH 3204	\$1,530,000	01/02/2024
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:

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39 Strathmore Street, Bentleigh Vic 3204



Gavin van Rooyen
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Indicative Selling Price

\$1,450,000 - \$1,520,000

Median House Price

March quarter 2024: \$1,458,000



3 1 3

Property Type: House
Land Size: 559 sqm approx
Agent Comments

Comparable Properties



210 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 4

Price: \$1,625,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)



207 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 4

Price: \$1,530,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 603 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



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