

# 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

1c Loranne Street, 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 \$1,480,000

&

\$1,550,000

### Median sale price

Median price \$735,500

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2020

to

30/06/2020

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	20a Robinson St BRIGHTON EAST 3187	\$1,600,000	04/04/2020
2	20b Robinson St BRIGHTON EAST 3187	\$1,600,000	04/04/2020
3	1b Loranne St BENTLEIGH 3204	\$1,500,000	14/07/2020

**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:

01/10/2020 12:55

1c Loranne Street, Bentleigh Vic 3204

**Jellis  
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$1,480,000 - \$1,550,000

**Median Unit Price**

June quarter 2020: \$735,500



3 2 2

**Property Type:** Townhouse

**Land Size:** 360sqm sqm approx

**Agent Comments**

Exciting new 3 bedroom + study 2 bathroom single level luxury masterpiece showcasing an Emporite kitchen (Quantum Quartz benchtops, Smeg appliances), amazing open entertaining, a fabulous deck (BBQ kitchen) & an auto garage (auto gate). Metres to Centre Rd shops.

## Comparable Properties



**20a Robinson St BRIGHTON EAST 3187 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,600,000

**Method:** Sale

**Date:** 04/04/2020

**Property Type:** Flat/Unit/Apartment (Res)

**20b Robinson St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

- - -

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 04/04/2020

**Property Type:** Townhouse (Res)



**1b Loranne St BENTLEIGH 3204 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 14/07/2020

**Property Type:** Townhouse (Single)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.