

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

209/29 Loranne Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$480,000

&

\$528,000

Median sale price

Median price

\$1,743,250

Property Type

House

Suburb

Bentleigh

Period - From

02/11/2021

to

01/11/2022

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	5/25 Vickery St BENTLEIGH 3204	\$525,000	15/08/2022
2	207/29 Loranne St BENTLEIGH 3204	\$520,000	29/06/2022
3	203/24 Mavho St BENTLEIGH 3204	\$510,000	08/10/2022

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:

02/11/2022 15:51

209/29 Loranne Street, Bentleigh Vic 3204

Jellis Craig

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$480,000 - \$528,000

Median House Price

02/11/2021 - 01/11/2022: \$1,743,250



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/25 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$525,000

Method: Private Sale

Date: 15/08/2022

Property Type: Apartment



207/29 Loranne St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$520,000

Method: Private Sale

Date: 29/06/2022

Property Type: Apartment

Land Size: 594 sqm approx



203/24 Mavho St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 08/10/2022

Property Type: Unit

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



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