Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1c Loranne Street, Bentleigh Vic 3204	
Including suburb and	, ,	
nostcode		

Indicative selling price

Property offered for sale

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

Range between \$1,650,000 & \$1,700,000

Median sale price

Median price	\$1,452,500	Pro	perty Type T	ownhouse		Suburb	Bentleigh
Period - From	25/02/2024	to	24/02/2025		Source	Property	/ Data

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 sixmonths 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	1b Loranne St BENTLEIGH 3204	\$1,720,000	14/12/2024
2			
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:	25/02/2025 10:42





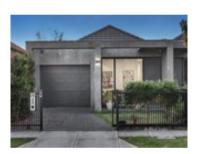
Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,650,000 - \$1,700,000 Median Townhouse Price 25/02/2024 - 24/02/2025: \$1,452,500





Comparable Properties



1b Loranne St BENTLEIGH 3204 (REI)

3

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A

Agent Comments

Price: \$1,720,000 **Method:** Auction Sale **Date:** 14/12/2024

Property Type: Townhouse (Res)

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.

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