

# 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 \$1,650,000 & \$1,700,000

### Median sale price

Median price \$1,452,500 Property Type Townhouse 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 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	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

1c Loranne Street, Bentleigh Vic 3204

**Jellis  
Craig**

Trent Collie  
9593 4500

0425 740 484

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**Indicative Selling Price**

\$1,650,000 - \$1,700,000

**Median Townhouse Price**

25/02/2024 - 24/02/2025: \$1,452,500



 3  2  2

**Property Type:** Townhouse

## Comparable Properties



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

Agent Comments

 3  2  2

**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.

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



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