

# 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

110/29 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

\$485,000

&

\$530,000

### Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/07/2023

to

30/09/2023

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 | 12/120 Patterson Rd BENTLEIGH 3204 | \$525,000 | 31/08/2023   |
| 2 | 13/498 North Rd ORMOND 3204        | \$497,500 | 07/10/2023   |
| 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:

31/10/2023 16:18

110/29 Loranne Street, Bentleigh Vic 3204

**Jellis  
Craig**

Nick Renna

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**Indicative Selling Price**

\$485,000 - \$530,000

**Median Unit Price**

September quarter 2023: \$1,050,000



2 2 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**12/120 Patterson Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

2 1 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 31/08/2023

**Property Type:** Apartment

**Land Size:** 87 sqm approx



**13/498 North Rd ORMOND 3204 (REI)**

**Agent Comments**

2 2 2

**Price:** \$497,500

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Unit

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 9194 1200**



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