

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

1 Jassa Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,325,000

Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2019

to

30/09/2019

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	38 Edinburgh St BENTLEIGH EAST 3165	\$1,315,000	06/07/2019
2	48 Beddoe Av BENTLEIGH EAST 3165	\$1,300,000	30/11/2019
3	10 Sheffield St BENTLEIGH EAST 3165	\$1,300,000	26/10/2019

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:

19/12/2019 12:28

1 Jassa Street, Bentleigh East Vic 3165

woodards 

Vicki Pollard

03 9557 5500

0439 655 727

vpollard@woodards.com.au

Indicative Selling Price

\$1,325,000

Median House Price

September quarter 2019: \$1,165,000



 4  3  2

Property Type: House (Res)

Agent Comments

Comparable Properties



38 Edinburgh St BENTLEIGH EAST 3165 (REI/VG)

 4  2  2

Price: \$1,315,000

Method: Auction Sale

Date: 06/07/2019

Property Type: House (Res)

Land Size: 588 sqm approx

Agent Comments

Smaller land than 1 Jassa



48 Beddoe Av BENTLEIGH EAST 3165 (REI)

 5  2  2

Price: \$1,300,000

Method: Sold Before Auction

Date: 30/11/2019

Property Type: House

Land Size: 608 sqm approx

Agent Comments

Smaller land



10 Sheffield St BENTLEIGH EAST 3165 (REI)

 3  1  2

Price: \$1,300,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 724 sqm approx

Agent Comments

No plans and permits

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133



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.