

# 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

35 Jasper Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,750,000

### Median sale price

Median price \$1,615,000

Property Type House

Suburb Bentleigh

Period - From 25/10/2023

to 24/10/2024

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 | 64 Jasper Rd BENTLEIGH 3204    | \$1,670,000 | 12/10/2024   |
| 2 | 64 Jasper Rd BENTLEIGH 3204    | \$1,670,000 | 12/10/2024   |
| 3 | 71 Jasper Rd BENTLEIGH 3204    | \$1,670,000 | 30/07/2024   |

**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:

25/10/2024 12:48



3   
 2   
 2

**Property Type:** House  
**Land Size:** 736 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,750,000  
**Median House Price**  
 25/10/2023 - 24/10/2024: \$1,615,000

## Comparable Properties



64 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

4   
 2   
 2

**Price:** \$1,670,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 775 sqm approx



64 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

4   
 2   
 2

**Price:** \$1,670,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 775 sqm approx



71 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

5   
 2   
 2

**Price:** \$1,670,000  
**Method:** Private Sale  
**Date:** 30/07/2024  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx

Account - Jellis Craig | P: 03 9194 1200