

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

138 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$2,750,000

Median sale price

Median price

\$1,770,750

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2022

to

30/06/2022

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	40 Leckie St BENTLEIGH 3204	\$2,850,000	18/02/2022
2	46 McLean Av BENTLEIGH 3204	\$2,755,000	15/05/2022
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:

28/07/2022 12:40



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Property Type: House
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000
Median House Price
June quarter 2022: \$1,770,750

Comparable Properties



40 Leckie St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$2,850,000
Method: Sold Before Auction
Date: 18/02/2022
Property Type: House (Res)
Land Size: 693 sqm approx



46 McLean Av BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$2,755,000
Method: Private Sale
Date: 15/05/2022
Rooms: 10
Property Type: House
Land Size: 567 sqm approx

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.