

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

1/58 Jasper Road Bentleigh VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$975,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

Other

Suburb

Bentleigh

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

2A Lockwood Street Bentleigh VIC 3204	\$1,040,000	06-Mar-20
2A Castles Road Bentleigh VIC 3204	\$1,280,000	14-Mar-20
9 Bendigo Avenue Bentleigh VIC 3204	\$1,225,000	07-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 11 June 2020


2A Lockwood Street Bentleigh VIC 3204

Sold Price

\$1,040,000

Sold Date

06-Mar-20

3 1 1

Distance

0.22km

2A Castles Road Bentleigh VIC 3204

Sold Price

\$1,280,000

Sold Date

14-Mar-20

3 2 1

Distance

0.38km

9 Bendigo Avenue Bentleigh VIC 3204

Sold Price

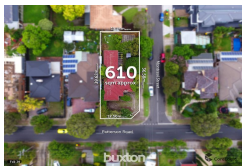
\$1,225,000

Sold Date

07-Apr-20

3 1 2

Distance

0.54km

147 Patterson Road Bentleigh VIC 3204

Sold Price

\$1,210,000

Sold Date

21-Mar-20

3 1 1

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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