

## 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

2/66 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)

Range between \$900,000 & \$950,000

#### Median sale price

Median price \$1,112,500 House Unit X Suburb Bentleigh

Period - From 01/10/2017 to 31/12/2017 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	1/39 Paschal St BENTLEIGH 3204	\$970,000	16/12/2017
2	1/14 Milford St BENTLEIGH EAST 3165	\$930,000	02/12/2017
3	2/9 Filbert St BENTLEIGH EAST 3165	\$927,500	09/12/2017

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.



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**Rooms:** 5

**Property Type:** Townhouse

**Land Size:** 351 sqm approx

Agent Comments

## Comparable Properties



**1/39 Paschal St BENTLEIGH 3204 (REI)**

Agent Comments

3 1 1

**Price:** \$970,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** -

**Property Type:** House (Res)



**1/14 Milford St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 2

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**2/9 Filbert St BENTLEIGH EAST 3165 (REI)**

Agent Comments

2 1 1

**Price:** \$927,500

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 3

**Property Type:** Unit