

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

282 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,677,750

Property Type

House

Suburb

Bentleigh

Period - From

01/01/2021

to

31/03/2021

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	16 Donaldson St BENTLEIGH 3204	\$2,511,000	20/03/2021
2	68 Brewer Rd BENTLEIGH 3204	\$2,510,000	20/03/2021
3	20 Melton Av CARNEGIE 3163	\$2,500,000	16/02/2021

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:

19/05/2021 14:40



 4  5  5

Property Type: House

Agent Comments

Comparable Properties



16 Donaldson St BENTLEIGH 3204 (REI)

Agent Comments

 5  3  2

Price: \$2,511,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 566 sqm approx



68 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments

 6  4  2

Price: \$2,510,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)



20 Melton Av CARNEGIE 3163 (REI)

Agent Comments

 4  2  2

Price: \$2,500,000

Method: Sold Before Auction

Date: 16/02/2021

Property Type: House (Res)

Land Size: 791 sqm approx