## 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

69 Jasper Road, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,000,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$945,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/558 Centre Rd BENTLEIGH 3204	\$1,110,000	18/11/2023
2	3/33 Worthing Rd HIGHETT 3190	\$1,045,000	18/11/2023
3	2/37 Mavho St BENTLEIGH 3204	\$1,030,000	30/10/2023

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:

30/01/2024 16:52





Jack Liu





**Property Type:** House (Res) **Land Size:** 433 sqm approx Agent Comments 9593 4500 0420 222 639 jackliu@jelliscraig.com.au Indicative Selling Price

\$1,000,000 - \$1,050,000 Median Unit Price Year ending December 2023: \$945,000

# **Comparable Properties**



2/558 Centre Rd BENTLEIGH 3204 (REI)



Price: \$1,110,000 Method: Auction Sale Date: 18/11/2023 Property Type: Townhouse (Res)

3/33 Worthing Rd HIGHETT 3190 (REI)

Agent Comments

Agent Comments



Price: \$1,045,000 Method: Auction Sale Date: 18/11/2023 Property Type: Townhouse (Single)

2/37 Mavho St BENTLEIGH 3204 (REI/VG)

**1** 3 **1** 2 **2** 2

Agent Comments

Price: \$1,030,000 Method: Private Sale Date: 30/10/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



Propertydata

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