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	12/17 Loranne Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$870,000	&	\$930,000

Median sale price

Median price	\$1,580,000	Pro	perty Type T	ownhouse		Suburb	Bentleigh
Period - From	21/11/2022	to	20/11/2023		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

Add	dress of comparable property	Price	Date of sale
1	2/15 Burgess St BENTLEIGH 3204	\$975,500	03/11/2023
2	3/17 Loranne St BENTLEIGH 3204	\$970,000	10/07/2023
3	9/17 Loranne St BENTLEIGH 3204	\$940,000	18/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/11/2023 15:13





Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$870,000 - \$930,000 **Median Townhouse Price** 21/11/2022 - 20/11/2023: \$1,580,000





Agent Comments

Comparable Properties



2/15 Burgess St BENTLEIGH 3204 (REI)





Price: \$975,500 Method: Private Sale Date: 03/11/2023

Property Type: Townhouse (Single)

Agent Comments



3/17 Loranne St BENTLEIGH 3204 (REI/VG)







Price: \$970,000 Method: Private Sale Date: 10/07/2023

Property Type: Townhouse (Res)

Agent Comments



9/17 Loranne St BENTLEIGH 3204 (REI/VG)





Price: \$940.000

Method: Sold Before Auction

Date: 18/09/2023

Property Type: Townhouse (Res)

Agent Comments

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





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