

# 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

14 Jackson Lane, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$690,000

&

\$750,000

### Median sale price

Median price

\$1,130,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

08/11/2022

to

07/11/2023

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	Price	Date of sale
1	4/646 Centre Rd BENTLEIGH EAST 3165	\$735,000	22/10/2023
2	502/801 Centre Rd BENTLEIGH EAST 3165	\$725,500	22/08/2023
3	3B/2 Nina Ct BENTLEIGH EAST 3165	\$725,000	21/10/2023

**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:

08/11/2023 18:20

14 Jackson Lane, Bentleigh East Vic 3165



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

08/11/2022 - 07/11/2023: \$1,130,000

## Comparable Properties



**4/646 Centre Rd BENTLEIGH EAST 3165 (REI)** Agent Comments



**Price:** \$735,000

**Method:** Sold Before Auction

**Date:** 22/10/2023

**Property Type:** Unit



**502/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)** Agent Comments



**Price:** \$725,500

**Method:** Private Sale

**Date:** 22/08/2023

**Property Type:** Apartment



**3B/2 Nina Ct BENTLEIGH EAST 3165 (REI)** Agent Comments



**Price:** \$725,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** Townhouse (Res)

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



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