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

162 Jasper Road, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale pi	rice							
Median price	\$1,458,000	Pro	operty Type	Ηοι	ise		Suburb	Bentleigh
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	207 Jasper Rd BENTLEIGH 3204	\$1,530,000	01/02/2024
2	168 Jasper Rd BENTLEIGH 3204	\$1,465,000	09/11/2023
3	67 Bendigo Av BENTLEIGH 3204	\$1,450,000	06/04/2024

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:

24/04/2024 16:28



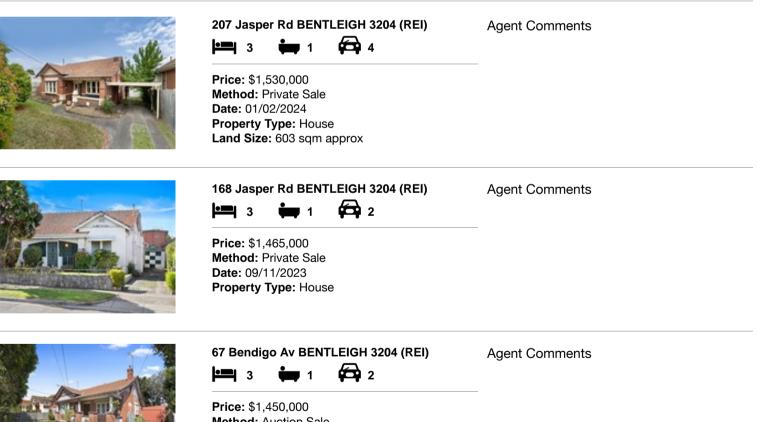




Rooms: 5 Property Type: House (Res) Land Size: 628.4 m2 Approx sqm approx Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2024: \$1,458,000

Comparable Properties





Method: Auction Sale Date: 06/04/2024 Property Type: House (Res) Land Size: 618 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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