

# 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

207 Jasper Road, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,672,500 Property Type House Suburb Bentleigh

Period - From 01/07/2023 to 30/09/2023 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	96 Jasper Rd BENTLEIGH 3204	\$1,500,000	09/05/2023
2	8 Dickens St BENTLEIGH 3204	\$1,492,000	17/06/2023
3	15 Patterson Rd BENTLEIGH 3204	\$1,489,000	17/05/2023

**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:

03/11/2023 16:09



3   1   4

**Property Type:** House

**Land Size:** 603 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

September quarter 2023: \$1,672,500

## Comparable Properties



**96 Jasper Rd BENTLEIGH 3204 (VG)**

Agent Comments

2   -   -

**Price:** \$1,500,000

**Method:** Sale

**Date:** 09/05/2023

**Property Type:** House (Res)

**Land Size:** 823 sqm approx



**8 Dickens St BENTLEIGH 3204 (REI)**

Agent Comments

3   2   3

**Price:** \$1,492,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)



**15 Patterson Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$1,489,000

**Method:** Auction Sale

**Date:** 17/05/2023

**Property Type:** House (Res)

**Land Size:** 635 sqm approx