## 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	21b Jasper Road, Bentleigh Vic 3204
Including suburb and postcode	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000

#### Median sale price

Median price	\$1,630,000	Pro	perty Type H	ouse		Suburb	Bentleigh
Period - From	01/04/2023	to	31/03/2024	S	ource	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	1c St James Av BENTLEIGH 3204	\$1,350,000	27/06/2024
2	21a Highbury Av HAMPTON EAST 3188	\$1,345,000	24/05/2024
3	32a Charming St HAMPTON EAST 3188	\$1,275,000	29/04/2024

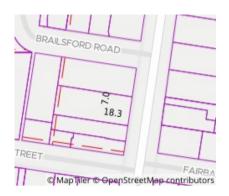
#### OR

**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:	08/07/2024 14:55













Property Type: House (Res) Land Size: 127 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** Year ending March 2024: \$1,630,000

## Comparable Properties



1c St James Av BENTLEIGH 3204 (REI)

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Price: \$1,350,000 Method: Auction Sale Date: 27/06/2024

Property Type: Townhouse (Res)

**Agent Comments** 



21a Highbury Av HAMPTON EAST 3188 (REI)







Price: \$1,345,000

Method: Sold Before Auction

Date: 24/05/2024

Property Type: Townhouse (Res)

Agent Comments



32a Charming St HAMPTON EAST 3188

(REI/VG)







Price: \$1,275,000 Method: Private Sale Date: 29/04/2024

Property Type: Townhouse (Single) Land Size: 194 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400



