

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

21b Jasper Road, Bentleigh Vic 3204

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

Property Type House

Suburb Bentleigh

Period - From 01/04/2023

to 31/03/2024

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/07/2024 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)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 27/06/2024

Property Type: Townhouse (Res)



21a Highbury Av HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,345,000

Method: Sold Before Auction

Date: 24/05/2024

Property Type: Townhouse (Res)



32a Charming St HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Private Sale

Date: 29/04/2024

Property Type: Townhouse (Single)

Land Size: 194 sqm approx

Account - Barry Plant | P: 03 9803 0400