

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

22 Jeffrey Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2023

to 31/12/2023

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 | 48 Strathmore St BENTLEIGH 3204 | \$1,830,000 | 27/03/2024 |
| 2 | 39 Gilmour Rd BENTLEIGH 3204 | \$1,790,000 | 02/12/2023 |
| 3 | 696 North Rd ORMOND 3204 | \$1,620,000 | 02/03/2024 |

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:

10/04/2024 15:49



 3  2  2

Property Type: House

Land Size: 696 sqm approx

Agent Comments

Comparable Properties



48 Strathmore St BENTLEIGH 3204 (REI)

Agent Comments

 4  1  2

Price: \$1,830,000

Method: Private Sale

Date: 27/03/2024

Property Type: House

Land Size: 616 sqm approx



39 Gilmour Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,790,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 696 sqm approx



696 North Rd ORMOND 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,620,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 646 sqm approx