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

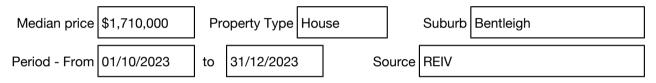
39 Strathmore Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,600,000

Median sale price



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	45 Strathmore St BENTLEIGH 3204	\$1,725,000	16/12/2023
2	210 Jasper Rd BENTLEIGH 3204	\$1,625,000	20/03/2024
3	207 Jasper Rd BENTLEIGH 3204	\$1,530,000	01/02/2024

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:

09/04/2024 17:02





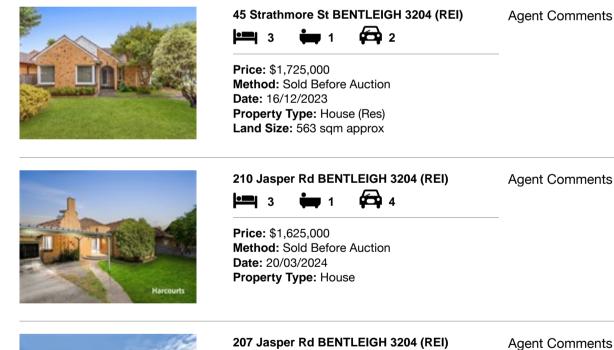




Property Type: Land Size: 559 sqm approx Agent Comments

Indicative Selling Price \$1,600,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties





207 Jasper Rd BENTLEIGH 3204 (REI)



Price: \$1,530,000 Method: Private Sale Date: 01/02/2024 Property Type: House Land Size: 603 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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