

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 of this price see consumer.vic.gov.au/underquoting

Single price \$1,600,000

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	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



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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



45 Strathmore St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,725,000
Method: Sold Before Auction
Date: 16/12/2023
Property Type: House (Res)
Land Size: 563 sqm approx



210 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 4

Price: \$1,625,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House



207 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 4

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

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