

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

50 Jasper Road, Bentleigh Vic 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

## Median sale price

Median price \$1,691,612 Property type House Suburb Bentleigh

Period - From 01/01/2023 to 31/12/2023 Source REIV

## Comparable property sales

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. 37 Tucker Road BENTLEIGH 3204	\$1,466,500	07/02/2024
2. 168 Jasper Road BENTLEIGH 3204	\$1,465,000	09/11/2023
3. 11 Luckins Road BENTLEIGH 3204	\$1,415,000	12/02/2024

This Statement of Information was prepared on: 06/03/2024