

# 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

69 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 \$1,000,000 & \$1,050,000

### Median sale price

Median price \$945,000 Property Type Unit Suburb Bentleigh

Period - From 01/01/2023 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	2/558 Centre Rd BENTLEIGH 3204	\$1,110,000	18/11/2023
2	3/33 Worthing Rd HIGHETT 3190	\$1,045,000	18/11/2023
3	2/37 Mavho St BENTLEIGH 3204	\$1,030,000	30/10/2023

**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:

30/01/2024 16:52



 3  1  2

**Property Type:** House (Res)

**Land Size:** 433 sqm approx

Agent Comments

## Comparable Properties



**2/558 Centre Rd BENTLEIGH 3204 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Res)



**3/33 Worthing Rd HIGHETT 3190 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,045,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Single)

**2/37 Mavho St BENTLEIGH 3204 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 30/10/2023

**Property Type:** Unit