

# 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

8/17 Lorraine Street, 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 \$830,000 & \$890,000

### Median sale price

Median price \$910,000 Property Type Unit Suburb Bentleigh

Period - From 01/01/2024 to 31/03/2024 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	11/15 Vickery St BENTLEIGH 3204	\$910,000	17/02/2024
2	2 Barry St BENTLEIGH 3204	\$850,000	14/12/2023
3			

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: 16/04/2024 15:00

8/17 Loranne Street, Bentleigh Vic 3204

**Jellis  
Craig**

Sarah Gursansky

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**Indicative Selling Price**

\$830,000 - \$890,000

**Median Unit Price**

March quarter 2024: \$910,000



 3  2  2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



11/15 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** Unit



2 Barry St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** Townhouse (Single)

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.

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



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