

## 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  
48 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 \$750,000 & \$825,000

#### Median sale price

Median price \$1,360,000 House  Unit  Suburb Bentleigh

Period - From 01/04/2019 to 30/06/2019 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	2/76 Daley St BENTLEIGH 3204	\$838,200	21/06/2019
2	2/2 Laurel St BENTLEIGH EAST 3165	\$798,000	29/06/2019
3	1/7 Gordon St BENTLEIGH 3204	\$795,000	07/03/2019

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.



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**Rooms:**  
**Property Type:** House  
**Land Size:** 402 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median House Price**  
June quarter 2019: \$1,360,000

## Comparable Properties



2/76 Daley St BENTLEIGH 3204 (REI/VG)

Agent Comments

2   2   1

**Price:** \$838,200  
**Method:** Sold Before Auction  
**Date:** 21/06/2019  
**Rooms:** -  
**Property Type:** Unit



2/2 Laurel St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2   1   1

**Price:** \$798,000  
**Method:** Auction Sale  
**Date:** 29/06/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)



1/7 Gordon St BENTLEIGH 3204 (REI/VG)

Agent Comments

2   2   2

**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 07/03/2019  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 269 sqm approx