

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

107/27 Jasper Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$595,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Bentleigh

Period - From

26/11/2019

to

25/11/2020

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	305/6-8 Blair St BENTLEIGH 3204	\$595,000	07/11/2020
2	304/336 South Rd HAMPTON EAST 3188	\$585,000	12/06/2020
3	2/13 Phillip St BENTLEIGH 3204	\$582,000	29/10/2020

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:

26/11/2020 14:13



2 2 1

Rooms: 3
Property Type: Strata Unit/Flat
Land Size: 77 approx plus balcony,
car space etc sqm approx
Agent Comments

Indicative Selling Price
\$595,000
Median Unit Price
26/11/2019 - 25/11/2020: \$680,000

Comparable Properties



305/6-8 Blair St BENTLEIGH 3204 (REI)

[Agent Comments](#)

2 2 1

Price: \$595,000
Method: Private Sale
Date: 07/11/2020
Property Type: Apartment



304/336 South Rd HAMPTON EAST 3188
(REI/VG)

[Agent Comments](#)

2 2 1

Price: \$585,000
Method: Private Sale
Date: 12/06/2020
Property Type: Apartment



2/13 Phillip St BENTLEIGH 3204 (REI)

[Agent Comments](#)

2 1 1

Price: \$582,000
Method: Private Sale
Date: 29/10/2020
Property Type: Apartment