# 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

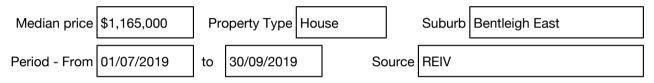
1 Jassa Street, Bentleigh East Vic 3165

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,350,000

#### Median sale price



## 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 Hopetoun Ct BENTLEIGH EAST 3165	\$1,385,500	23/11/2019
2	9 Curtin St BENTLEIGH EAST 3165	\$1,364,000	26/10/2019
3	5 St Peters Ct BENTLEIGH EAST 3165	\$1,340,000	14/09/2019

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.

This Statement of Information was prepared on:

04/12/2019 10:55



# woodards

Vicki Pollard





**Property Type:** House (Res) Agent Comments 03 9557 5500 0439 655 727 vpollard@woodards.com.au

Indicative Selling Price \$1,350,000 Median House Price September quarter 2019: \$1,165,000

# **Comparable Properties**



2 Hopetoun Ct BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,385,500 Method: Auction Sale Date: 23/11/2019 Property Type: House (Res) Land Size: 640 sqm approx

9 Curtin St BENTLEIGH EAST 3165 (REI)



Price: \$1,364,000 Method: Auction Sale Date: 26/10/2019 Rooms: 6 Property Type: House (Res)



5 St Peters Ct BENTLEIGH EAST 3165 (REI/VG)

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Price: \$1,340,000 Method: Auction Sale Date: 14/09/2019 Property Type: House (Res) Land Size: 647 sqm approx Agent Comments

Agent Comments

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.