

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

Single price \$1,350,000

Median sale price

Median price \$1,165,000

Property Type House

Suburb Bentleigh East

Period - From 01/07/2019

to 30/09/2019

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 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



Property Type: House (Res)

Agent Comments

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)

Agent Comments



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)

Agent Comments



Price: \$1,340,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 647 sqm approx