Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode

TOWNHOUSES 1-4/21A-23B JASPER ROAD, BENTLEIGH TOWNHOUSES 1-4/2A BRAILSFORD ROAD,BENTLEIGH

Indicative selling price

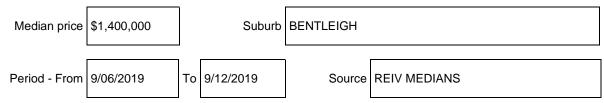
For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Townhouse type or class e.g. One-bedroom units	Single price
3 Bedroom 2 Bathroom 2 Car Spaces 21A Jasper Road, Bentleigh	\$1,195,000
3 Bedroom 2 Bathroom 2 Car Spaces 21B Jasper Road, Bentleigh	\$1,195,000
3 Bedroom 2 Bathroom 2 Car Spaces 23A Jasper Road, Bentleigh	\$1,195,000
3 Bedroom 2 Bathroom 2 Car Spaces 23B Jasper Road, Bentleigh	\$1,195,000
3 Bedroom 2 Bathroom 2 Car Spaces 1/2A Brailsford Road, Bentleigh	\$1,195,000

3 Bedroom 2 Bathroom 2 Car Spaces 2/2A Brailsford Road, Bentleigh	\$1,185,000
3 Bedroom 2 Bathroom 2 Car Spaces 3/2A Brailsford Road, Bentleigh	\$1,185,000
3 Bedroom 2 Bathroom 2 Car Spaces 4/2A Brailsford Road, Bentleigh	\$1,195,000

Additional entries may be included or attached as required.

Suburb unit median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

9/12/2019