

# 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

Median price \$1,400,000

Suburb BENTLEIGH

Period - From 9/06/2019

To 9/12/2019

Source REIV MEDIANS

### 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**                      **Address of comparable unit**                      **Price**                      **Date of sale**  
 E.g. One bedroom units

	1		\$	
	2		\$	
	3		\$	

**Unit type or class**                      **Address of comparable unit**                      **Price**                      **Date of sale**  
 E.g. One bedroom units

	1		\$	
	2		\$	
	3		\$	

**Unit type or class**                      **Address of comparable unit**                      **Price**                      **Date of sale**  
 E.g. One bedroom units

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

	1		\$	
	2		\$	
	3		\$	

**Unit type or class**                      **Address of comparable unit**                      **Price**                      **Date of sale**  
 E.g. One bedroom units

	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
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