

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address: 31A & 31B Jeffrey Street Bentleigh

#### Indicative selling price

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

Range between: \$1,450,000 & \$1,500,000

#### Median sale price

Median price: \$1,448,000 House Suburb: Bentleigh Period - From: 01/01/2017 to 31/03/2017 Source: PDOL

#### Comparable property sales

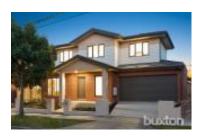
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



## 28b Scotts St BENTLEIGH

33sqs of State-of-the-Art Style!Scaled out, optioned up and situated in the sought-after Hodgson Reserve precinct, prestige

Sold by Private Sale \$1,465,000 Date Sold Dec 2016



### 14a Wattle Gr MCKINNON

Offering a unique mix of modern luxury, College zone benefits and a privileged park-view position, this is brand new, family

Sold by Auction \$1,475,000 Date Sold Dec 2016 Land 292 SqM



# 12b Chalmers St MCKINNON

A class act of French provincial beauty and classical lines, this imposing 4 bedroom 3.5 bathroom street front residence oozes

Sold by Auction \$1,517,000 Date Sold Feb 2017 Land 326 SqM 4 ⊨ 3 🗀 2 👄

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