

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

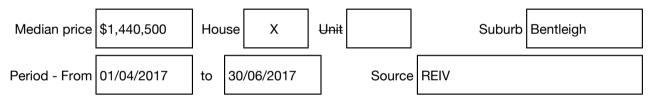
70 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,349,000

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	114 Brewer Rd BENTLEIGH 3204	\$1,380,000	18/02/2017
2	127 Tucker Rd BENTLEIGH 3204	\$1,372,000	12/05/2017
3	126a Jasper Rd BENTLEIGH 3204	\$1,350,000	23/04/2017

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.

Account - Jellis Craig | P: 03 9557 7733 | F: 03 9557 7533

propertydata

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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.







Rooms: Property Type: Townhouse (Res) Land Size: 698 sqm approx Agent Comments Indicative Selling Price \$1,349,000 Median House Price June quarter 2017: \$1,440,500

Comparable Properties

	114 Brewer Rd BENTLEIGH 3204 (REI/VG) 4 🍎 2 🋱 1	Agent Comments
	Price: \$1,380,000 Method: Auction Sale Date: 18/02/2017 Rooms: - Property Type: House (Res)	
	127 Tucker Rd BENTLEIGH 3204 (REI) 127 Tucker Rd BENTLEIGH 3204 (REI) 127 Tucker Rd BENTLEIGH 3204 (REI)	Agent Comments
	Price: \$1,372,000 Method: Private Sale Date: 12/05/2017 Rooms: 6 Property Type: Townhouse (Res)	
1	126a Jasper Rd BENTLEIGH 3204 (VG) 1 4 🙀 - 🏟 -	Agent Comments
	Price: \$1,350,000 Method: Sale Date: 23/04/2017 Rooms: - Property Type: House (Res) Land Size: 345 sqm approx	

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