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	140 Jasper Road, Bentleigh Vic 3204

Indicative selling price

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

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

Median sale price

Median price $1,880,000 Property Type House Suburb Bentleigh

Period - From 01/01/2022 to 31/03/2022 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.

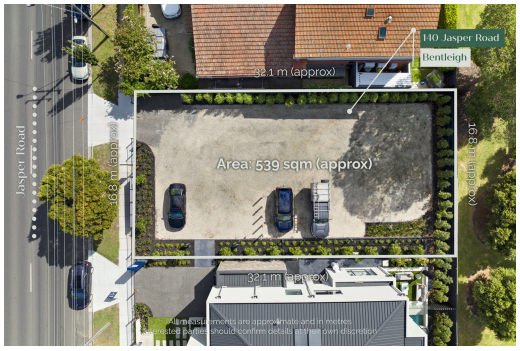
	Address of comparable property	Price	Date of sale
1	635 North Rd ORMOND 3204	$1,520,000	15/12/2021
2	586 Centre Rd BENTLEIGH 3204	$1,460,000	22/01/2022
3	4 Moray St BENTLEIGH EAST 3165	$1,435,000	16/11/2021

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: 05/05/2022 16:41

140 Jasper Road, Bentleigh Vic 3204



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Property Type: Vacant Land
Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,500,000
Median House Price
March quarter 2022: $1,880,000

Comparable Properties



635 North Rd ORMOND 3204 (REI/VG)

3 2 1

Price: $1,520,000
Method: Private Sale
Date: 15/12/2021
Property Type: House
Land Size: 613 sqm approx

Agent Comments



586 Centre Rd BENTLEIGH 3204 (REI)

3 2 2

Price: $1,460,000
Method: Private Sale
Date: 22/01/2022
Property Type: House

Agent Comments



4 Moray St BENTLEIGH EAST 3165 (REI/VG)

3 1 3

Price: $1,435,000
Method: Private Sale
Date: 16/11/2021
Property Type: House
Land Size: 603 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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