Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	1/1 Wonga Court, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,196,000	Pro	perty Type Un	t		Suburb	Bentleigh East
Period - From	01/10/2024	to	31/12/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	2/57 Tudor St BENTLEIGH EAST 3165	\$1,050,000	22/03/2025
2	1/8 Daphne St BENTLEIGH EAST 3165	\$1,000,000	10/03/2025
3	1/14 Manuka St BENTLEIGH EAST 3165	\$1,105,000	03/03/2025

OR

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

This Statement of Information was prepared on:	01/04/2025 11:17





Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price December quarter 2024: \$1,196,000



Property Type: Unit

Comparable Properties



2/57 Tudor St BENTLEIGH EAST 3165 (REI)

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Price: \$1,050,000 **Method:** Auction Sale **Date:** 22/03/2025

Property Type: Townhouse (Res)

Agent Comments



1/8 Daphne St BENTLEIGH EAST 3165 (REI)

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Price: \$1,000,000 **Method:** Private Sale **Date:** 10/03/2025

Property Type: Townhouse (Single)

Agent Comments



1/14 Manuka St BENTLEIGH EAST 3165 (REI)

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Price: \$1,105,000

Method: Sold Before Auction

Date: 03/03/2025 Property Type: Unit **Agent Comments**

Account - Jellis Craig | P: 03 9194 1200





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