



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**749 Warrigal Road,  
BENTLEIGH EAST 3165**

House

4 beds

1 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$850,000 -  
\$935,000**

### Median sale price

Median **House** for **BENTLEIGH EAST** for period **Oct 2016 - Oct 2017**  
Sourced from **RealEstate.com**.

**\$1,285,000**

### 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 the most comparable to the property for sale.

**26 Tudor Street,**  
Bentleigh East 3165

**Price \$860,000** Sold 13 July 2017

**20 Barrani Street,**  
Bentleigh East 3165

**Price \$883,000** Sold 15 July 2017

**1076 North Road,**  
Bentleigh East 3165

**Price \$905,000** Sold 22 September 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RealEstate.com.

### Contact agents

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