

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 1/30 Wamba Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$870,000 & \$957,000

Median sale price

Median price \$1,165,000 House Unit X Suburb Bentleigh East

Period - From 01/01/2018 to 31/03/2018 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	8a North Av BENTLEIGH 3204	\$999,000	07/04/2018
2	25a Wamba Rd BENTLEIGH EAST 3165	\$940,000	02/06/2018
3	5 Moray St BENTLEIGH EAST 3165	\$920,000	05/05/2018

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.



 3  1  1

Rooms:
Property Type: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$870,000 - \$957,000
Median Unit Price
 March quarter 2018: \$1,165,000

Comparable Properties



8a North Av BENTLEIGH 3204 (REI)

Agent Comments

 3  2  3

Price: \$999,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: Villa
Land Size: 377 sqm approx



25a Wamba Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  2

Price: \$940,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 363 sqm approx



5 Moray St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  2

Price: \$920,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)