

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	1/30 Wamba Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

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	Hou	ISE	Unit	Х	S	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.

Ad	dress 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.

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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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)

=3







Price: \$999.000 Method: Auction Sale Date: 07/04/2018

Rooms: -

Property Type: Villa

Land Size: 377 sqm approx

Agent Comments

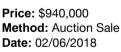












Rooms: -

Property Type: Townhouse (Res) Land Size: 363 sqm approx

Agent Comments



5 Moray St BENTLEIGH EAST 3165 (REI/VG)

— 3





Price: \$920,000 Method: Auction Sale Date: 05/05/2018

Rooms: -

Property Type: House (Res)

Agent Comments

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