

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

3 Wood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2019

to 31/12/2019

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	31 Park Cr BENTLEIGH 3204	\$1,860,000	31/08/2019
2	28 Gilbert Gr BENTLEIGH 3204	\$1,850,000	29/11/2019
3	19 Gilbert Gr BENTLEIGH 3204	\$1,701,000	21/09/2019

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:

17/02/2020 12:06



 4  2  4

Property Type: House

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending December 2019: \$1,400,000

Comparable Properties



31 Park Cr BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,860,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 759 sqm approx



28 Gilbert Gr BENTLEIGH 3204 (REI)

Agent Comments

 4  2  3

Price: \$1,850,000

Method: Sold Before Auction

Date: 29/11/2019

Property Type: House (Res)

Land Size: 650 sqm approx



19 Gilbert Gr BENTLEIGH 3204 (REI)

Agent Comments

 4  2  4

Price: \$1,701,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 9

Property Type: House (Res)

Land Size: 663 sqm approx