

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

27b Wamba Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,087,500 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2022 to 31/03/2022 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	12 Melball St BENTLEIGH EAST 3165	\$1,270,250	15/03/2022
2	200 Patterson Rd BENTLEIGH 3204	\$1,255,000	26/02/2022
3	3a Valerie St BENTLEIGH EAST 3165	\$1,185,000	30/04/2022

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:

24/05/2022 12:22


 3
  2
  2
Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

March quarter 2022: \$1,087,500

Set back in its own leafy tranquillity, this immaculate three bedroom plus study two bathroom town residence has a fabulous sense of family with its generous split level north facing rear garden, featuring Queensland Spotted Gum floors, sun filled open plan living and dining, sparkling stone kitchen (Fisher and Paykel cooking appliances, Asko dishwasher), a quiet retreat, an undercover patio, zoned ducted heating/air conditioning, security, a Hills Home Hub, a shed and auto garage. A family friendly locale, metres to Tucker Road Primary School, Holmesglen College and bus services.

Comparable Properties

**12 Melball St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments
 4
  3
  2
Price: \$1,270,250**Method:** Private Sale**Date:** 15/03/2022**Property Type:** House**Land Size:** 209 sqm approx**200 Patterson Rd BENTLEIGH 3204 (REI)** Agent Comments
 3
  2
  2
Price: \$1,255,000**Method:** Auction Sale**Date:** 26/02/2022**Property Type:** House (Res)**3a Valerie St BENTLEIGH EAST 3165 (REI)** Agent Comments
 3
  2
  2
Price: \$1,185,000**Method:** Auction Sale**Date:** 30/04/2022**Property Type:** Townhouse (Res)