

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

21b Wards Grove, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,150,000

&

\$1,220,000

Median sale price

Median price

\$1,075,000

Property Type

Unit

Suburb

Bentleigh East

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	23a Patricia St BENTLEIGH EAST 3165	\$1,240,000	17/12/2019
2	46b Orange St BENTLEIGH EAST 3165	\$1,235,000	04/12/2019
3	18b Kershaw St BENTLEIGH EAST 3165	\$1,210,000	12/10/2019

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:

04/02/2020 14:14



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



23a Patricia St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,240,000

Method: Private Sale

Date: 17/12/2019

Property Type: Townhouse (Single)



46b Orange St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,235,000

Method: Private Sale

Date: 04/12/2019

Property Type: Townhouse (Single)



**18b Kershaw St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

 4  3  1

Price: \$1,210,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Townhouse (Res)