

# 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

2/32 Wingate Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$850,000

### Median sale price

Median price \$1,310,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2021

to 30/09/2021

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	3/6 St Georges Av BENTLEIGH EAST 3165	\$850,000	18/04/2021
2	4/18 The Crescent HIGHETT 3190	\$845,000	20/09/2021
3	2/675 Centre Rd BENTLEIGH EAST 3165	\$811,424	07/10/2021

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:

18/10/2021 10:13



2 2 1

**Property Type:** Townhouse

**Agent Comments**

Secluded 2 bedroom 2 bathroom rear townhouse with coastal contemporary comfort featuring a beautiful living & dining area with delightful alfresco patio; sleek stone kitchen (Smeg stove), a spacious main bedroom (WIR & neutral ensuite) & auto garage. Behind Chesterville Rd shops.

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

September quarter 2021: \$1,310,000

## Comparable Properties



**3/6 St Georges Av BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 18/04/2021

**Property Type:** Townhouse (Single)

**Land Size:** 137 sqm approx



**4/18 The Crescent HIGGETT 3190 (REI)**

**Agent Comments**

2 1 1

**Price:** \$845,000

**Method:** Private Sale

**Date:** 20/09/2021

**Property Type:** Unit



**2/675 Centre Rd BENTLEIGH EAST 3165 (REI)** **Agent Comments**

2 1 2

**Price:** \$811,424

**Method:** Private Sale

**Date:** 07/10/2021

**Property Type:** Townhouse (Single)