## 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

22 Wamba Road, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,460,000		&		\$1,550,000				
Median sale p	rice								
Median price	\$1,322,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East	
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12 Moor St BENTLEIGH EAST 3165	\$1,570,000	27/02/2021
2	9 Margaretta St BENTLEIGH EAST 3165	\$1,550,000	11/12/2020
3	5 Brian St BENTLEIGH EAST 3165	\$1,470,000	02/02/2021

OR

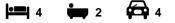
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/04/2021 15:55







**Property Type:** House Agent Comments

Indicative Selling Price \$1,460,000 - \$1,550,000 Median House Price December quarter 2020: \$1,322,000

# **Comparable Properties**



12 Moor St BENTLEIGH EAST 3165 (REI)



Price: \$1,570,000 Method: Auction Sale Date: 27/02/2021 Property Type: House (Res) Land Size: 694 sqm approx



9 Margaretta St BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,550,000 Method: Sold Before Auction Date: 11/12/2020 Property Type: House (Res) Land Size: 620 sqm approx

5 Brian St BENTLEIGH EAST 3165 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,470,000 Method: Sold Before Auction Date: 02/02/2021 Property Type: House (Res)

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.