

# 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

33b Wright Street, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,935,000

&

\$1,980,000

### Median sale price

Median price \$1,492,500

Property Type Townhouse

Suburb Bentleigh

Period - From 16/07/2023

to

15/07/2024

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	6b Mavho St BENTLEIGH 3204	\$2,000,000	14/05/2024
2	19b Vunabere Av BENTLEIGH 3204	\$1,975,000	26/04/2024
3	30a Lewis St MCKINNON 3204	\$1,950,000	15/06/2024

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:

16/07/2024 16:44

33b Wright Street, Bentleigh Vic 3204

**Jellis  
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,935,000 - \$1,980,000

**Median Townhouse Price**

16/07/2023 - 15/07/2024: \$1,492,500



4 2 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**6b Mavho St BENTLEIGH 3204 (REI)**

Agent Comments

4 3 2

**Price:** \$2,000,000

**Method:** Sold Before Auction

**Date:** 14/05/2024

**Property Type:** Townhouse (Res)

**Land Size:** 367 sqm approx



**19b Vunabere Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,975,000

**Method:** Private Sale

**Date:** 26/04/2024

**Property Type:** Townhouse (Single)

**Land Size:** 336 sqm approx



**30a Lewis St MCKINNON 3204 (REI)**

Agent Comments

4 4 1

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 15/06/2024

**Property Type:** Townhouse (Res)

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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