

# 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

12a Wolai Avenue, 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 \$1,380,000

&

\$1,430,000

### 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	12b Wolai Av BENTLEIGH EAST 3165	\$1,480,000	24/11/2021
2	2B Cardiff St BENTLEIGH EAST 3165	\$1,440,000	21/10/2021
3	395b Chesterville Rd BENTLEIGH EAST 3165	\$1,382,000	25/11/2021

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:

22/12/2021 12:55

12a Wolai Avenue, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

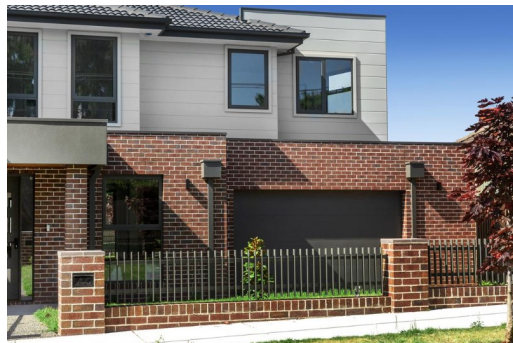
kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,380,000 - \$1,430,000

**Median Unit Price**

September quarter 2021: \$1,310,000



 4  3  2

**Property Type:** Townhouse

Agent Comments

Brand new 4 bedroom 3 bathroom town residence featuring dazzling living and dining (fitted study nook), a stylish stone kitchen (Bosch appliances), huge main bedroom suite with sitting area, an upstairs retreat, elevated deck, Oak floors, ducted heating/air cond, double glazed windows & an oversized auto garage. Walk to Coatesville Primary School, bus and cafes.

## Comparable Properties



**12b Wolai Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  1

**Price:** \$1,480,000

**Method:** Sold Before Auction

**Date:** 24/11/2021

**Property Type:** Townhouse (Res)



**2B Cardiff St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,440,000

**Method:** Sold Before Auction

**Date:** 21/10/2021

**Property Type:** Townhouse (Res)



**395b Chesterville Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  1

**Price:** \$1,382,000

**Method:** Auction Sale

**Date:** 25/11/2021

**Property Type:** Townhouse (Res)

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



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