

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

4a Wilma Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$1,532,500

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2020

to

31/12/2020

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	2A Carr St BRIGHTON EAST 3187	\$1,720,000	16/01/2021
2	8b Coates St BENTLEIGH 3204	\$1,645,000	22/10/2020
3	16b Bendigo Av BENTLEIGH 3204	\$1,632,000	25/02/2021

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:

11/03/2021 08:43

4a Wilma Street, Bentleigh Vic 3204

 4  3  2

Rooms: 7

Property Type: House

Land Size: 296 sqm approx

Agent Comments

Brand New.

Indicative Selling Price

\$1,695,000

Median House Price

December quarter 2020: \$1,532,500

Comparable Properties



2A Carr St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,720,000

Method: Private Sale

Date: 16/01/2021

Property Type: Townhouse (Single)

Land Size: 310 sqm approx



8b Coates St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,645,000

Method: Private Sale

Date: 22/10/2020

Property Type: Townhouse (Single)

Land Size: 330 sqm approx



16b Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,632,000

Method: Auction Sale

Date: 25/02/2021

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 309 sqm approx

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