

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

25b Wamba Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

Median price \$1,182,500 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2020 to 30/09/2020 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	2/16 Schulz St BENTLEIGH EAST 3165	\$891,500	23/07/2020
2	1a Benina St BENTLEIGH EAST 3165	\$885,200	06/11/2020
3	1/14 Brosa Av BENTLEIGH EAST 3165	\$865,000	29/05/2020

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:

20/11/2020 10:39



3 2 1

Property Type: Townhouse

Agent Comments

Invitingly spacious 3 bedroom 2 bathroom single level rear brick charmer in a low maintenance garden sanctuary, featuring north facing living & dining, central kitchen, a beautiful big north facing alfresco courtyard & an auto garage. Near Tucker Road PS.

Indicative Selling Price

\$830,000 - \$890,000

Median Unit Price

September quarter 2020: \$1,182,500

Comparable Properties



2/16 Schulz St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 -

Price: \$891,500

Method: Auction Sale

Date: 23/07/2020

Rooms: 4

Property Type: Unit

Land Size: 325 sqm approx



1a Benina St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$885,200

Method: Private Sale

Date: 06/11/2020

Property Type: Unit



1/14 Brosa Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 1

Price: \$865,000

Method: Private Sale

Date: 29/05/2020

Property Type: Unit