

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

1/43 Wards Grove, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,258,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2021

to

30/06/2021

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	2/1 Thornton St BENTLEIGH EAST 3165	\$1,225,000	16/03/2021
2	21A Brosnan Rd BENTLEIGH EAST 3165	\$1,190,000	13/03/2021
3	16/27 Dromana Av BENTLEIGH EAST 3165	\$1,180,000	22/05/2021

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:

07/09/2021 12:58

1/43 Wards Grove, Bentleigh East Vic 3165

Jellis Craig

Nick Renna

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

June quarter 2021: \$1,258,500



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/1 Thornton St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,225,000

Method: Private Sale

Date: 16/03/2021

Property Type: Townhouse (Single)



21A Brosnan Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,190,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Townhouse (Res)



16/27 Dromana Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 3

Price: \$1,180,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200



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