

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

32 Warwick Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2022

to

30/06/2022

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	10 Clarence St BENTLEIGH EAST 3165	\$1,310,000	05/03/2022
2	1 Neil Ct BENTLEIGH EAST 3165	\$1,288,500	07/05/2022
3			

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:

22/08/2022 11:13

32 Warwick Street, Bentleigh East Vic 3165

Jellis Craig

Trent Collie

9593 4500

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trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,295,000

Median House Price

June quarter 2022: \$1,525,000



 3  2  1

Property Type: House

Land Size: 601 sqm approx

Agent Comments

Comparable Properties



10 Clarence St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,310,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 590 sqm approx



1 Neil Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,288,500

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)

Land Size: 605 sqm approx

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.

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



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