

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

18A Uonga Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,770,750

Property Type House

Suburb Bentleigh

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	25c Bendigo Av BENTLEIGH 3204	\$1,500,000	30/04/2022
2	3B Margaret St MOORABBIN 3189	\$1,470,000	07/04/2022
3	27b Wamba Rd BENTLEIGH EAST 3165	\$1,370,000	18/06/2022

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:

20/09/2022 09:31



4 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



25c Bendigo Av BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 30/04/2022

Property Type: Townhouse (Single)



3B Margaret St MOORABBIN 3189 (REI/VG)

Agent Comments

4 2 1

Price: \$1,470,000

Method: Sold Before Auction

Date: 07/04/2022

Property Type: Townhouse (Res)

Land Size: 302 sqm approx



27b Wamba Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,370,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Townhouse (Res)

Land Size: 412 sqm approx