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	18A Uonga Road, Bentleigh Vic 3204
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$1,770,750	Pro	perty 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

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 comparableproperties 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





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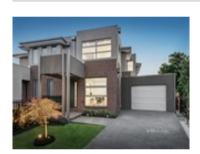
> Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price June quarter 2022: \$1,770,750





Agent Comments

Comparable Properties



25c Bendigo Av BENTLEIGH 3204 (REI/VG)

4

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6

Price: \$1,500,000 **Method:** Private Sale **Date:** 30/04/2022

Property Type: Townhouse (Single)

Agent Comments



3B Margaret St MOORABBIN 3189 (REI/VG)

4



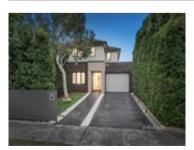
Price: \$1,470,000

Method: Sold Before Auction

Date: 07/04/2022

Property Type: Townhouse (Res) **Land Size:** 302 sqm approx

Agent Comments



27b Wamba Rd BENTLEIGH EAST 3165

(REI/VG)

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2

6 2

Price: \$1,370,000 **Method:** Auction Sale **Date:** 18/06/2022

Property Type: Townhouse (Res) **Land Size:** 412 sqm approx

Agent Comments

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



