

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 17 Wolai Ave, Bentleigh East Vic 3165

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,199,000 or range between - & -

## Median sale price

Median price \$1,431,000 Property type Townhouse Suburb Bentleigh East

Period - From 01/09/2021 to 31/08/2022 Source REIV

## Comparable property sales

**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	24a Goodrich St, Bentleigh East 3165	\$1,230,000	25/08/2022
2	1/15 Dromana Ave, Bentleigh East 3165	\$1,230,000	25/06/2022
3	2/2 Bessie St, Bentleigh East 3165	\$1,221,500	25/08/2022

This Statement of Information was prepared on: 01/09/2022