

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

13 Wilma Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,165,000

&

\$1,215,000

Median sale price

Median price \$1,805,000

Property Type House

Suburb Bentleigh

Period - From 13/04/2021

to

12/04/2022

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	3 Ward St BENTLEIGH 3204	\$1,206,000	06/11/2021
2	215 Mckinnon Rd MCKINNON 3204	\$1,201,650	25/02/2022
3	28a Purtell St BENTLEIGH EAST 3165	\$1,175,000	12/02/2022

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:

13/04/2022 12:06

13 Wilma Street, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,165,000 - \$1,215,000

Median House Price

13/04/2021 - 12/04/2022: \$1,805,000



3 1 3

Rooms: 6

Property Type: House

Land Size: 441 sqm approx

Agent Comments

Comparable Properties



3 Ward St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$1,206,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)



215 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

2 2 2

Price: \$1,201,650

Method: Private Sale

Date: 25/02/2022

Property Type: House

Land Size: 239 sqm approx



28a Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,175,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

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



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