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

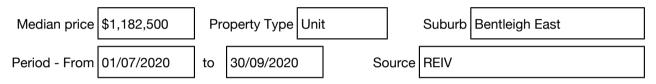
47a Wingate Street, Bentleigh East Vic 3165

Indicative selling price

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Single price \$1,420,000

Median sale price



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	86a Tucker Rd BENTLEIGH 3204	\$1,472,800	05/12/2020
2	32a Vasey St BENTLEIGH EAST 3165	\$1,395,000	29/11/2020
3	30a Wingate St BENTLEIGH EAST 3165	\$1,355,000	24/11/2020

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:

14/12/2020 09:35



47a Wingate Street, Bentleigh East Vic 3165







Property Type: Townhouse (Res) **Land Size:** 360 sqm approx Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$1,420,000 Median Unit Price September quarter 2020: \$1,182,500

Comparable Properties



86a Tucker Rd BENTLEIGH 3204 (REI)



Price: \$1,472,800 Method: Auction Sale Date: 05/12/2020 Property Type: Townhouse (Res) Land Size: 379 sqm approx Agent Comments

Agent Comments



32a Vasey St BENTLEIGH EAST 3165 (REI)

Price: \$1,395,000 Method: Sold Before Auction Date: 29/11/2020 Property Type: Townhouse (Single)



30a Wingate St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,355,000 Method: Private Sale Date: 24/11/2020 Property Type: Townhouse (Single)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.