

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

3 Wards Grove, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,375,000

&

\$1,475,000

Median sale price

Median price \$1,462,250

Property Type House

Suburb Bentleigh East

Period - From 01/07/2024

to

30/09/2024

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	47 Stockdale Av BENTLEIGH EAST 3165	\$1,465,000	13/10/2024
2	10 Kenjulia Dr BENTLEIGH EAST 3165	\$1,390,000	24/07/2024
3	36 Norville St BENTLEIGH EAST 3165	\$1,520,000	10/07/2024

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:

23/10/2024 11:30

3 Wards Grove, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,375,000 - \$1,475,000

Median House Price

September quarter 2024: \$1,462,250



3 2 6

Property Type: House

Comparable Properties



47 Stockdale Av BENTLEIGH EAST 3165 (REI) Agent Comments

4 2 4

Price: \$1,465,000

Method: Auction Sale

Date: 13/10/2024

Property Type: House (Res)

Land Size: 586 sqm approx



10 Kenjulia Dr BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 1 3

Price: \$1,390,000

Method: Sold Before Auction

Date: 24/07/2024

Property Type: House (Res)

Land Size: 557 sqm approx



36 Norville St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 2 2

Price: \$1,520,000

Method: Private Sale

Date: 10/07/2024

Property Type: House

Land Size: 697 sqm approx

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



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