

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

16 Wallace Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,170,000

&

\$1,270,000

Median sale price

Median price \$1,202,500

Property Type House

Suburb Bentleigh East

Period - From 01/10/2019

to 31/12/2019

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	1 Lahona Av BENTLEIGH EAST 3165	\$1,270,000	02/12/2019
2	48 Stockdale Av BENTLEIGH EAST 3165	\$1,260,000	01/02/2020
3	4 Keswick St BENTLEIGH EAST 3165	\$1,217,500	14/12/2019

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:

17/03/2020 10:59

16 Wallace Street, Bentleigh East Vic 3165

**Jellis
Craig**

Rebecca Beacall

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Indicative Selling Price

\$1,170,000 - \$1,270,000

Median House Price

December quarter 2019: \$1,202,500



3 2 2

Property Type: House (Res)

Agent Comments

Engaging 3 bedroom 2 bathroom treasure with a gorgeous deep return decked verandah, 2 spacious living and dining areas (OFP), casual kitchen, a sun filled deck in a park-like garden, double carport & garage/workshop. Tucked away, between Tucker Rd PS & Centre Rd shops.

Comparable Properties



1 Lahona Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 1 1

Price: \$1,270,000

Method: Private Sale

Date: 02/12/2019

Rooms: 6

Property Type: House

Land Size: 596 sqm approx



48 Stockdale Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 2 2

Price: \$1,260,000

Method: Sold Before Auction

Date: 01/02/2020

Property Type: House (Res)

Land Size: 586 sqm approx



4 Keswick St BENTLEIGH EAST 3165 (REI) Agent Comments

3 1 1

Price: \$1,217,500

Method: Auction Sale

Date: 14/12/2019

Rooms: 6

Property Type: House (Res)

Land Size: 614 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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.