

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

34a Wamba Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000 & \$1,450,000

Median sale price

Median price \$1,258,500 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2021 to 30/06/2021 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	1A Kenlon St BENTLEIGH EAST 3165	\$1,400,000	25/06/2021
2	436A Chesterville Rd BENTLEIGH EAST 3165	\$1,427,000	23/04/2021
3	68 Elizabeth St BENTLEIGH EAST 3165	\$1,440,000	27/02/2021

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:

02/08/2021 13:12

34a Wamba Road, Bentleigh East Vic 3165

Jellis Craig

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,450,000

Median Unit Price

June quarter 2021: \$1,258,500



4 3 2

Property Type: Townhouse (Res)

Land Size: 362 sqm approx

Agent Comments

Quality 4 bedroom + study 3 bathroom town residence with 3 stunning living zones, private study, granite/stone kitchen, stylish deck with landscaped garden, ducted heating/cooling, Oak solid timber floors, alarm, video intercom and auto garage. Walk to schools & shops.

Comparable Properties



1A Kenlon St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,400,000

Method: Private Sale

Date: 25/06/2021

Property Type: Townhouse (Single)



436A Chesterville Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,427,000

Method: Private Sale

Date: 23/04/2021

Property Type: Townhouse (Single)

Land Size: 310 sqm approx



68 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 1

Price: \$1,440,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Townhouse (Res)

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.