

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

709 Warrigal Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2021

to

30/09/2022

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	753 Warrigal Rd BENTLEIGH EAST 3165	\$1,025,000	10/09/2022
2	1188 North Rd OAKLEIGH SOUTH 3167	\$1,105,000	12/07/2022
3	228 Warrigal Rd OAKLEIGH SOUTH 3167	\$1,000,000	12/07/2022

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:

21/11/2022 11:25

709 Warrigal Road, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos

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kongalitos@jellisrcraig.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending September 2022: \$1,525,000



 3  1  5

Property Type: House

Land Size: 625 sqm approx

Agent Comments

Comparable Properties



753 Warrigal Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 4  1  1

Price: \$1,025,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House

Land Size: 573 sqm approx



1188 North Rd OAKLEIGH SOUTH 3167 (VG) **Agent Comments**

 3  -  -

Price: \$1,105,000

Method: Sale

Date: 12/07/2022

Property Type: House (Res)

Land Size: 624 sqm approx



228 Warrigal Rd OAKLEIGH SOUTH 3167 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,000,000

Method: Private Sale

Date: 12/07/2022

Property Type: House

Land Size: 614 sqm approx

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



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