

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

47b Wingate Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000

&

\$1,440,000

Median sale price

Median price \$1,112,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2020

to

31/12/2020

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	13B Norville St BENTLEIGH EAST 3165	\$1,525,000	06/02/2021
2	38a Tucker Rd BENTLEIGH 3204	\$1,490,000	05/02/2021
3	47A Wingate St BENTLEIGH EAST 3165	\$1,405,000	19/01/2021

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:

22/02/2021 12:35

47b Wingate Street, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,400,000 - \$1,440,000

Median Unit Price

Year ending December 2020: \$1,112,500



4 3 2

Property Type: Townhouse

Land Size: 360 sqm approx

Agent Comments

Comparable Properties



13B Norville St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,525,000

Method: Private Sale

Date: 06/02/2021

Property Type: Townhouse (Single)



38a Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,490,000

Method: Private Sale

Date: 05/02/2021

Property Type: Townhouse (Single)



47A Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,405,000

Method: Private Sale

Date: 19/01/2021

Property Type: Townhouse (Single)

Land Size: 360 sqm approx

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