

# 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

38 Wright Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$1,400,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2019

to

30/09/2019

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	57 Glencairn Av BRIGHTON EAST 3187	\$2,070,000	10/08/2019
2	18 The Highway BENTLEIGH 3204	\$1,985,000	26/10/2019
3	2 Minette Ct ORMOND 3204	\$1,955,000	19/10/2019

**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:

01/11/2019 09:34

38 Wright Street, Bentleigh Vic 3204

**Jellis  
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,950,000 - \$2,145,000

**Median House Price**

September quarter 2019: \$1,400,000



3 -

**Property Type:** House

**Land Size:** 751.991 sqm approx

Agent Comments

Stunning four bedroom plus study contemporary home with private access to Allnutt Park at the rear features multiple living, pool, easy garden, remote double garage, OSP.

## Comparable Properties



**57 Glencairn Av BRIGHTON EAST 3187 (VG)**

Agent Comments

5 - -

**Price:** \$2,070,000

**Method:** Sale

**Date:** 10/08/2019

**Property Type:** House (Res)

**Land Size:** 639 sqm approx



**18 The Highway BENTLEIGH 3204 (REI)**

Agent Comments

4 2 3

**Price:** \$1,985,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 605 sqm approx



**2 Minette Ct ORMOND 3204 (REI)**

Agent Comments

5 3 2

**Price:** \$1,955,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 753 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.