

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

3 Ward Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$920,000

&

\$1,000,000

Median sale price

Median price \$1,675,000

Property Type House

Suburb Bentleigh

Period - From 28/09/2020

to

27/09/2021

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		
2		
3		

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:

28/09/2021 14:12

3 Ward Street, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham
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Indicative Selling Price

\$920,000 - \$1,000,000

Median House Price

28/09/2020 - 27/09/2021: \$1,675,000



 2  1  1

Rooms: 4

Property Type: House

Land Size: 259 sqm approx

Agent Comments

Federation style 2 bedroom home on the edge of the Centre Road action. Exuding independence, yet with scope to be renovated or rebuilt taking advantage of its north facing rear aspect, it features 5 principal rooms, a traditional kitchen, a classic semi ensuite & a lovely patio. Warm with timber look floors, this freestanding abode has gas heating, R/C air conditioning, security doors, a shed, a garage + driveway. On its own title, close to Centre Road shops, cafes & Bentleigh station, zoned for McKinnon Secondary College.

Comparable Properties

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.

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



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