

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

10 Wilson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,525,000

&

\$1,630,000

Median sale price

Median price \$1,862,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2021

to 31/12/2021

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	18 Harding St BENTLEIGH 3204	\$1,580,000	30/01/2022
2	257 North Rd CAULFIELD SOUTH 3162	\$1,575,000	14/03/2022
3	39 Frederick St CAULFIELD SOUTH 3162	\$1,525,000	11/12/2021

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:

18/03/2022 11:34

10 Wilson Street, Bentleigh Vic 3204



Pandelis Plousi

9584 6500

0409 553 929

pplousi@hodges.com.au

Indicative Selling Price

\$1,525,000 - \$1,630,000

Median House Price

December quarter 2021: \$1,862,500

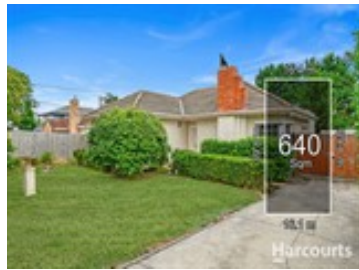


3 2 2

Property Type: House

Agent Comments

Comparable Properties



18 Harding St BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,580,000

Method: Sale

Date: 30/01/2022

Property Type: House (Res)

Land Size: 637 sqm approx



257 North Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,575,000

Method: Private Sale

Date: 14/03/2022

Property Type: House

Land Size: 646 sqm approx



39 Frederick St CAULFIELD SOUTH 3162 (REI) Agent Comments

3 1 2

Price: \$1,525,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House - Semi-detached

Account - Hodges | P: 03 95846500 | F: 03 95848216



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