

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

4 Wilma Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,150,000

&

\$1,210,000

Median sale price

Median price \$1,408,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2019

to

31/03/2020

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	16 Hobart St BENTLEIGH 3204	\$1,250,000	19/05/2020
2	9 Bendigo Av BENTLEIGH 3204	\$1,225,000	07/04/2020
3	147 Patterson Rd BENTLEIGH 3204	\$1,210,000	21/03/2020

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:

23/06/2020 09:52



Property Type:

Agent Comments

Comparable Properties



16 Hobart St BENTLEIGH 3204 (REI/VG)



Agent Comments

House in better condition than Wilma

Price: \$1,250,000

Method: Private Sale

Date: 19/05/2020

Property Type: House

Land Size: 597 sqm approx



9 Bendigo Av BENTLEIGH 3204 (REI/VG)



Agent Comments

House is bigger and and in better condition than Wilma

Price: \$1,225,000

Method: Private Sale

Date: 07/04/2020

Property Type: House

Land Size: 590 sqm approx



147 Patterson Rd BENTLEIGH 3204 (REI)



Agent Comments

Price: \$1,210,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)