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

33a Waratah Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,272,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/10/2021	to	31/12/2021		So	urce	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 sixmonths 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:

15/03/2022 13:30





Kosta Mesaritis



Property Type: Townhouse Agent Comments

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price December quarter 2021: \$1,272,000

Stunning 3 bedroom 2 bathroom single level residence in gorgeous gardens. Enjoying a radiant open plan living/dining area, a pristine kitchen (Bosch appliances), king-size main bedroom (walk-in robe & ensuite), central bathroom and guest powder room. The flawless north-facing rear garden is enhanced with a Merbau deck, Victorian Ash baton screening and colour-changing lighting. With exact attention to detail, it has Tasmanian Oak floors, ducted heating, reverse cycle air conditioning and 2.7m approx. ceilings. Walk to transport, cafés, Mackie Road Reserve and GESAC, zoned for the well-renowned Hughesdale Primary School.

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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