

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 consumer.vic.gov.au/underquoting

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,272,000

Property Type

Unit

Suburb

Bentleigh East

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		
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



3 2 2

Property Type: Townhouse

Agent Comments

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

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