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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