

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	20a Wright Street, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000

Median sale price

Median price	\$1,002,500	Hou	se	Unit	Х	Suburb	Bentleigh
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

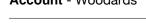
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4b Pleasance St BENTLEIGH 3204	\$1,250,000	14/04/2018
2	1/26 Loranne St BENTLEIGH 3204	\$1,186,000	24/03/2018
3	2/66 Jasper Rd BENTLEIGH 3204	\$1,055,000	17/03/2018

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.





Generated: 11/05/2018 15:03





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 383 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,210,000 **Median Unit Price** March quarter 2018: \$1,002,500

Comparable Properties



4b Pleasance St BENTLEIGH 3204 (REI)

-3

(2) 1

Price: \$1,250,000 Method: Auction Sale Date: 14/04/2018

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments



1/26 Loranne St BENTLEIGH 3204 (REI)

-3

Price: \$1,186,000 Method: Auction Sale Date: 24/03/2018

Rooms: 5

Property Type: Townhouse (Res) Land Size: 328 sqm approx

Agent Comments



2/66 Jasper Rd BENTLEIGH 3204 (REI)

-

6

Price: \$1,055,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: House (Res) Land Size: 351 sqm approx

Agent Comments

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





Generated: 11/05/2018 15:03