

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

10 Wright Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,416,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2019

to 31/12/2019

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	41 Fitzroy St MCKINNON 3204	\$1,895,000	07/12/2019
2	28 Gilbert Gr BENTLEIGH 3204	\$1,850,000	29/11/2019
3	4 Rose St BENTLEIGH 3204	\$1,840,000	07/12/2019

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:

13/02/2020 09:07



Property Type: House (Previously Occupied - Detached)

Land Size: 766 sqm approx

Agent Comments

Comparable Properties

41 Fitzroy St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,895,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)



28 Gilbert Gr BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,850,000

Method: Sold Before Auction

Date: 29/11/2019

Property Type: House (Res)

Land Size: 650 sqm approx



4 Rose St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,840,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 778 sqm approx