Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 17 Wavell Street, Bentleigh Vic 3204

Indicative selling price

For the meaning o	f this price see co	nsumer.vic.gov.au	ı/underquoting		
Single price	\$2,050,000				
Median sale pri	ce			_	

Median price	\$1,805,000	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/10/2021	to	30/09/2022		Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	23 Stewart St ORMOND 3204	\$2,225,000	16/09/2022
2	3 Bewdley St ORMOND 3204	\$2,050,000	09/09/2022
3	7 Lydia St BENTLEIGH 3204	\$1,921,000	22/10/2022

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:

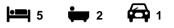
31/10/2022 09:25





Jack Liu 9593 4500 0420 222 639



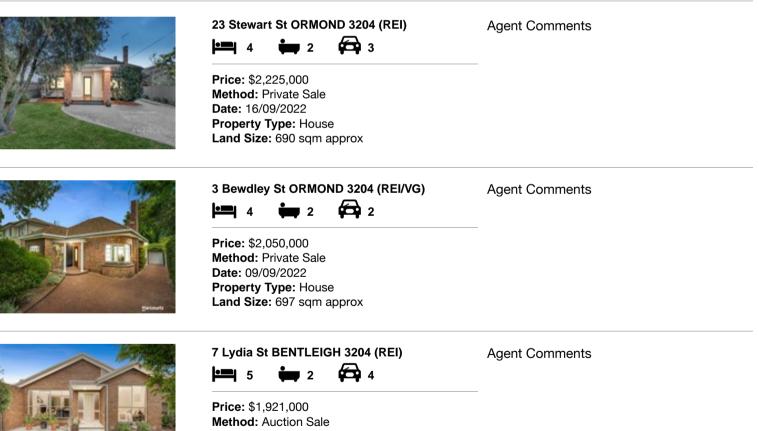


Property Type: House (Res) Agent Comments

jackliu@jelliscraig.com.au **Indicative Selling Price** \$2,050,000

Median House Price Year ending September 2022: \$1,805,000

Comparable Properties





Date: 22/10/2022 Property Type: House (Res) Land Size: 680 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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