

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

17 Wavell Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$2,050,000

Median sale price

Median price

\$1,805,000

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2021

to

30/09/2022

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	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

17 Wavell Street, Bentleigh Vic 3204

**Jellis
Craig**

Jack Liu

9593 4500

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jackliu@jellisrcraig.com.au

Indicative Selling Price

\$2,050,000

Median House Price

Year ending September 2022: \$1,805,000



5 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



23 Stewart St ORMOND 3204 (REI)

Agent Comments

4 2 3

Price: \$2,225,000

Method: Private Sale

Date: 16/09/2022

Property Type: House

Land Size: 690 sqm approx



3 Bewdley St ORMOND 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$2,050,000

Method: Private Sale

Date: 09/09/2022

Property Type: House

Land Size: 697 sqm approx



7 Lydia St BENTLEIGH 3204 (REI)

Agent Comments

5 2 4

Price: \$1,921,000

Method: Auction Sale

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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