

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

1B Wilson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,600,000 Property Type Townhouse Suburb Bentleigh

Period - From 03/07/2022 to 02/07/2023 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	6a Atkinson St BENTLEIGH 3204	\$1,665,000	15/04/2023
2	32b Railway Cr BENTLEIGH 3204	\$1,630,000	25/05/2023
3	51a Mitchell St BENTLEIGH 3204	\$1,600,000	13/02/2023

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:

03/07/2023 17:06

1B Wilson Street, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

03/07/2022 - 02/07/2023: \$1,600,000



4 3 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Comparable Properties



6a Atkinson St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,665,000

Method: Private Sale

Date: 15/04/2023

Property Type: Townhouse (Single)

Land Size: 315 sqm approx



32b Railway Cr BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,630,000

Method: Sold Before Auction

Date: 25/05/2023

Property Type: Townhouse (Res)

Land Size: 595 sqm approx



51a Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 13/02/2023

Property Type: Townhouse (Single)

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



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