## 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	1B Wilson 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	\$1,600,000	&	\$1,700,000
9	' ' '		·

### Median sale price

Median price	\$1,600,000	Pro	perty Type T	ownhouse		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

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 comparableproperties 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





Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

**Indicative Selling Price** \$1,600,000 - \$1,700,000 **Median Townhouse Price** 03/07/2022 - 02/07/2023: \$1,600,000



Rooms: 6

Property Type: Townhouse

**Agent Comments** 

# Comparable Properties



6a Atkinson St BENTLEIGH 3204 (REI)





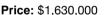
Price: \$1,665,000 Method: Private Sale

Date: 15/04/2023 Property Type: Townhouse (Single) Land Size: 315 sqm approx

32b Railway Cr BENTLEIGH 3204 (REI)







Method: Sold Before Auction

Date: 25/05/2023

Property Type: Townhouse (Res) Land Size: 595 sqm approx

51a Mitchell St BENTLEIGH 3204 (REI)







Price: \$1,600,000 Method: Private Sale Date: 13/02/2023

Property Type: Townhouse (Single)

Agent Comments

**Agent Comments** 

Agent Comments



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



