# 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

729 Warrigal Road, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,446,500	Pro	Property Type		House		Suburb	Bentleigh East	
Period - From	01/04/2021	to	30/06/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1203 North Rd OAKLEIGH 3166	\$1,140,000	14/08/2021
2	906 Centre Rd BENTLEIGH EAST 3165	\$1,105,013	11/06/2021
3			

OR

**B**<sup>\*</sup> 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:

28/09/2021 18:41



729 Warrigal Road, Bentleigh East Vic 3165



kongalitos@jelliscraig.com.au

June guarter 2021: \$1,446,500

Indicative Selling Price \$1,000,000 - \$1,100,000

**Median House Price** 

Kon Galitos 9593 4500 0414 902 680





Property Type: House (Previously Occupied - Detached) Land Size: 760 sqm approx

Agent Comments

Impeccable 2 bedroom + study 50s cream brick treasure on 760 sqm approx. featuring 4 flowing living spaces (gas fire), granite kitchen (F+P 900mm appliances & Asko dishwasher), sparkling spa bathroom, 2nd toilet, a deep west-facing rear garden, ducted heating, air cond, security, double auto garage

# **Comparable Properties**

	1203 North Rd OAKLEIGH 3166 (REI) 4 1 2 Price: \$1,140,000 Method: Auction Sale Date: 14/08/2021 Property Type: House Land Size: 709 sqm approx	Agent Comments
Protection of the second secon	906 Centre Rd BENTLEIGH EAST 3165 (REI/VG) 3 1 3 3 1 3 3 3 1 3 3 3 3 3 3 3 3 3 3 3	Agent Comments

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.

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



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