

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 Ardwick Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2019

to

31/12/2019

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	37 Clive St BRIGHTON EAST 3187	\$1,725,000	09/11/2019
2	231 Jasper Rd BENTLEIGH 3204	\$1,630,000	18/09/2019
3	7 Coates St BENTLEIGH 3204	\$1,623,000	30/11/2019

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:

04/02/2020 10:20

17 Ardwick Street, Bentleigh Vic 3204



Eyal Malka

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2019: \$1,400,000



3 1 2

Property Type: House (Res)

Land Size: 629 sqm approx

Agent Comments

Comparable Properties



37 Clive St BRIGHTON EAST 3187 (REI)

Agent Comments

4 1 2

Price: \$1,725,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 642 sqm approx



231 Jasper Rd BENTLEIGH 3204 (VG)

Agent Comments

5 - -

Price: \$1,630,000

Method: Sale

Date: 18/09/2019

Property Type: House (Res)

Land Size: 673 sqm approx



7 Coates St BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$1,623,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 694 sqm approx

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.