# 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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,400,000	Pro	operty Type	Hou	ise		Suburb	Bentleigh
Period - From	01/01/2019	to	31/12/2019		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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





03 9526 1234



Property Type: House (Res) Land Size: 629 sqm approx Agent Comments 0414 778 837 emalka@wilsonagents.com.au Indicative Selling Price

\$1,500,000 - \$1,600,000 **Median House Price** Year ending December 2019: \$1,400,000

# **Comparable Properties**



37 Clive St BRIGHTON EAST 3187 (REI)

231 Jasper Rd BENTLEIGH 3204 (VG)

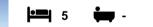
έα).



Price: \$1,725,000 Method: Auction Sale Date: 09/11/2019 Property Type: House (Res) Land Size: 642 sqm approx

Agent Comments

Agent Comments





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)



Price: \$1,623,000 Method: Auction Sale Date: 30/11/2019

Property Type: House (Res) Land Size: 694 sqm approx Agent Comments

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.