

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

1/17 WRIGHT STREET BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,125,000

&

\$1,235,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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

2/10 PLEASANCE STREET BENTLEIGH VIC 3204	\$1,128,000	29-Mar-22
2/76-78 WHEATLEY ROAD MCKINNON VIC 3204	\$1,155,000	02-Apr-22
1/10 PARKLANDS CRESCENT BRIGHTON EAST VIC 3187	\$1,180,000	25-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 02 September 2022



**2/10 PLEASANCE STREET
BENTLEIGH VIC 3204**

2 1 1

Sold Price **\$1,128,000** Sold Date **29-Mar-22**

Distance **0.48km**



**2/76-78 WHEATLEY ROAD
MCKINNON VIC 3204**

3 2 2

Sold Price **\$1,155,000** Sold Date **02-Apr-22**

Distance **0.62km**



**1/10 PARKLANDS CRESCENT
BRIGHTON EAST VIC 3187**

3 2 1

Sold Price ^{RS} **\$1,180,000** ^{UN} Sold Date **25-Aug-22**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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