

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

2/4 Wolsley Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$865,000

&

\$950,000

Median sale price

Median price \$921,050

Property Type Unit

Suburb Bentleigh

Period - From 20/10/2020

to

19/10/2021

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	2/24 Fromer St BENTLEIGH 3204	\$1,076,000	12/08/2021
2	6a North Av BENTLEIGH 3204	\$995,000	09/07/2021
3	2/8 Wolsley St BENTLEIGH 3204	\$965,000	08/05/2021

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:

20/10/2021 15:03



2
 1
 2

Property Type: Unit**Land Size:** 337 approx sqm approx**Agent Comments**

2 X Garages

Indicative Selling Price

\$865,000 - \$950,000

Median Unit Price

20/10/2020 - 19/10/2021: \$921,050

A recent overhaul of this idyllic single-level villa presents a turn-key opportunity brimming with space, style and spectacular surrounds. One of two units, its rear position offers supreme privacy and seclusion. A light-filled foyer sets the tone for the spacious and pristine spaces beyond where a separate north-facing living room with sliding door access to the outdoors is joined by a standout kitchen with brand-new cupboards, appliances and breakfast bench. Garage 1 – This oversized garage off the driveway has the ability to reverse turn and forward exit. Garage 2 – At 7.1 x 4

Comparable Properties

**2/24 Fromer St BENTLEIGH 3204 (REI)****Agent Comments**

2
 1
 2

Price: \$1,076,000**Method:** Auction Sale**Date:** 12/08/2021**Property Type:** Unit**6a North Av BENTLEIGH 3204 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$995,000**Method:** Auction Sale**Date:** 09/07/2021**Property Type:** Unit**2/8 Wolsley St BENTLEIGH 3204 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$965,000**Method:** Auction Sale**Date:** 08/05/2021**Property Type:** Unit