Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/4 Wolsley Street, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ing		
Range betwee	\$865,000		&		\$950,000			
Median sale p	rice							
Median price	\$921,050	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	20/10/2020	to	19/10/2021		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 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	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





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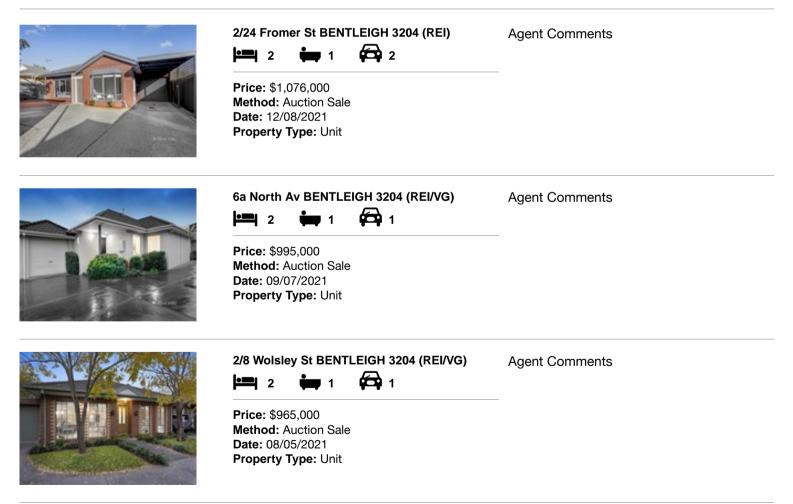




Property Type: Unit Land Size: 337 approx sqm approx Agent Comments 2 X Garages Indicative Selling Price \$865,000 - \$950,000 Median Unit Price 20/10/2020 - 19/10/2021: \$921,050

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



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propertydata ""

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