

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

32 Wards Grove, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,310,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2021

to 30/09/2021

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	33a Brady Rd BENTLEIGH EAST 3165	\$1,400,000	04/11/2021
2	395b Chesterville Rd BENTLEIGH EAST 3165	\$1,382,000	25/11/2021
3	1/43 Wards Gr BENTLEIGH EAST 3165	\$1,320,000	25/09/2021

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:

18/01/2022 13:50



4 3 2

Property Type: Townhouse

Land Size: 338 sqm approx

Agent Comments

Comparable Properties



33a Brady Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 04/11/2021

Property Type: Unit



395b Chesterville Rd BENTLEIGH EAST 3165
(REI)

Agent Comments

4 3 1

Price: \$1,382,000

Method: Auction Sale

Date: 25/11/2021

Property Type: Townhouse (Res)



1/43 Wards Gr BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

4 3 1

Price: \$1,320,000

Method: Sold Before Auction

Date: 25/09/2021

Property Type: Townhouse (Res)