

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

2/39 Wards Grove, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$765,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/06/2021

to

31/05/2022

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.

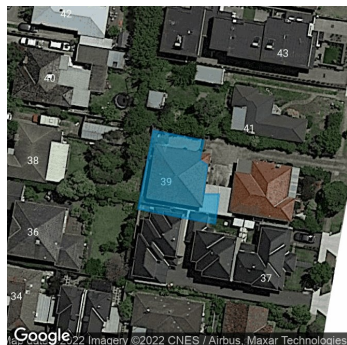
	Address of comparable property	Price	Date of sale
1	77b Bignell Rd BENTLEIGH EAST 3165	\$985,000	12/02/2022
2	2/36 Mackie Rd BENTLEIGH EAST 3165	\$966,500	19/02/2022
3	1/27 Luntar Rd OAKLEIGH SOUTH 3167	\$915,000	14/05/2022

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:

01/06/2022 11:37



3 2 2

Property Type: Unit

Land Size: 254 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

01/06/2021 - 31/05/2022: \$765,000

Comparable Properties



77b Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$985,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Townhouse (Res)



2/36 Mackie Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$966,500

Method: Auction Sale

Date: 19/02/2022

Property Type: Townhouse (Res)

Land Size: 195 sqm approx



1/27 Luntar Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 2 1

Price: \$915,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Unit

Land Size: 310 sqm approx