

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

3/40 Wamba Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$780,000

Median sale price

Median price

\$1,062,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2023

to

31/03/2023

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	1/20a Riddle St BENTLEIGH 3204	\$790,000	25/02/2023
2	2/16 Brady Rd BENTLEIGH EAST 3165	\$757,000	05/05/2023
3	7/1-3 Anderson St BENTLEIGH 3204	\$750,000	23/02/2023

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:

03/07/2023 11:53

3/40 Wamba Road, Bentleigh East Vic 3165

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$780,000

Median Unit Price

March quarter 2023: \$1,062,000



2 1 2

Property Type: Villa

Agent Comments

Comparable Properties



1/20a Riddle St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$790,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit

Land Size: 200 sqm approx



2/16 Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$757,000

Method: Sold Before Auction

Date: 05/05/2023

Property Type: Unit

Land Size: 341 sqm approx



7/1-3 Anderson St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Private Sale

Date: 23/02/2023

Property Type: Unit

Land Size: 185 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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