

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

1/11 Wood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$965,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2021 to 30/06/2021 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	2/8 Wolsley St BENTLEIGH 3204	\$965,000	08/05/2021
2	3/12 North Av BENTLEIGH 3204	\$937,000	24/04/2021
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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:

20/09/2021 17:23



Property Type: Unit

Agent Comments

Parkside 2 bedroom single level town residence enjoying an elegant lounge, brilliant dining area, gleaming stone kitchen, north-west facing deck, Tasmanian Oak floors, R/C air conditioning & an auto garage. Walk to Bentleigh Hodgson Reserve.

Comparable Properties



2/8 Wolsley St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$965,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Unit

3/12 North Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$937,000

Method: Auction Sale

Date: 24/04/2021

Property Type: Apartment

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.