## 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

17 Wolsley St, Bentleigh Vic 3204

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot  | ting |        |           |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------|
| Range betweer   | \$1,680,000       |      | &            |       | \$1,820,000 |      |        |           |
| Median sale p   | rice              |      |              |       |             |      |        |           |
| Median price    | \$1,677,750       | Pro  | operty Type  | Hou   | ISE         |      | Suburb | Bentleigh |
| Period - From   | 01/01/2021        | to   | 31/03/2021   |       | 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.

| Ado | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 5 Roma St BENTLEIGH 3204     | \$1,735,000 | 26/06/2021   |
| 2   | 34 Lawson St BENTLEIGH 3204  | \$1,790,000 | 26/06/2021   |
| 3   | 96 Jasper Rd BENTLEIGH 3204  | \$1,805,000 | 19/06/2021   |

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:

14/07/2021 12:49



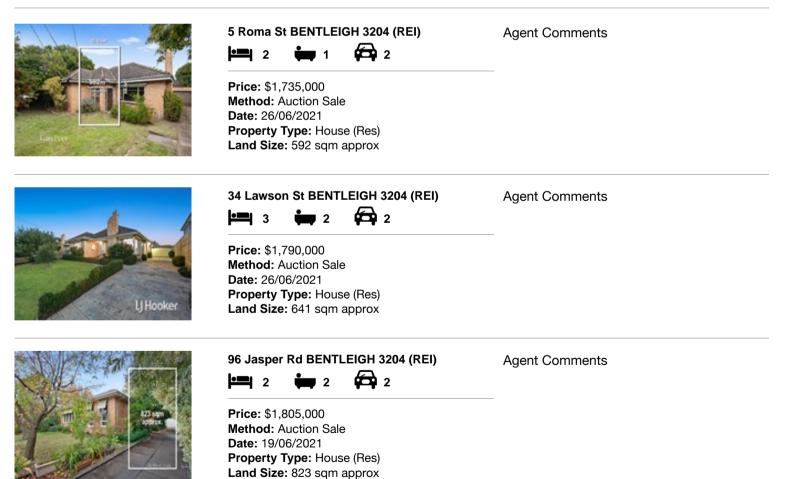






Property Type: House Land Size: 697 sqm approx Agent Comments Indicative Selling Price \$1,680,000 - \$1,820,000 Median House Price March quarter 2021: \$1,677,750

# **Comparable Properties**



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



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.