

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 consumer.vic.gov.au/underquoting

Range between \$1,680,000

&

\$1,820,000

Median sale price

Median price \$1,677,750

Property Type House

Suburb Bentleigh

Period - From 01/01/2021

to 31/03/2021

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	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



5 2 4

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



5 Roma St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$1,735,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 592 sqm approx



34 Lawson St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,790,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 641 sqm approx



96 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

2 2 2

Price: \$1,805,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 823 sqm approx