## 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.

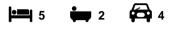
This Statement of Information was prepared on:

14/07/2021 12:49



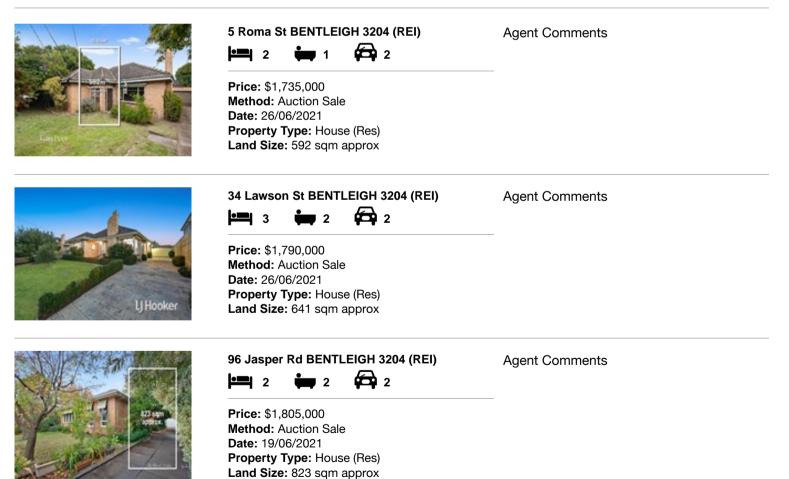






Property Type: House Land Size: 697 sqm approx Agent Comments Indicative Selling Price \$1,680,000 - \$1,820,000 Median House Price March quarter 2021: \$1,677,750

# **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.