

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

5A Wilma Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,577,500

Property Type House

Suburb Bentleigh

Period - From 26/05/2020

to

25/05/2021

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	56b Robert St BENTLEIGH 3204	\$1,600,000	17/05/2021
2	22a Marquis Rd BENTLEIGH 3204	\$1,510,000	08/05/2021
3	6a Gilmour Rd BENTLEIGH 3204	\$1,510,000	14/02/2021

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:

26/05/2021 13:55

5A Wilma Street, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham
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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

26/05/2020 - 25/05/2021: \$1,577,500



3 3 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Unrivalled 3 bedroom + study 3.5 bathroom bespoke residence, built by MAP Developments showcasing Dolomite stonework, a polished concrete floor, Tasmanian Oak floors, custom cabinetry, dramatic ceilings, stunning Dolomite kitchen (AEG appliances, WI pantry), generous open plan entertaining, upstairs retreat, a sunny alfresco deck (BBQ & pizza oven), ducted heating/air cond & an auto garage. Walk to Halley Park & schools.

Comparable Properties



56b Robert St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 17/05/2021

Property Type: Townhouse (Single)

Land Size: 596 sqm approx



22a Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 1

Price: \$1,510,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



6a Gilmour Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,510,000

Method: Auction Sale

Date: 14/02/2021

Property Type: Townhouse (Res)

Land Size: 298 sqm approx

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