

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 17 Wolai Avenue, Bentleigh East VIC 3165

Indicative selling price

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

Single price - or range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,120,000 Property type Townhouse Suburb Carnegie

Period - From 04/08/2021 to 03/08/2022 Source REIV

Comparable property sales

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 61B Woornack Rd, Carnegie 3163	\$1,460,000	01/07/2022
2 2a Judd St, Carnegie 3163	\$1,438,888	04/05/2022
3 2/6 Emma St, Caulfield South 3162	\$1,410,000	21/05/2022

This Statement of Information was prepared on: 04/08/2022