

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

19 Wolsley Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,490,000

&

\$1,639,000

Median sale price

Median price \$1,695,000

Property Type House

Suburb Bentleigh

Period - From 19/08/2022

to

18/08/2023

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	7 Tovan Akas Av BENTLEIGH 3204	\$1,695,000	17/06/2023
2	26 London St BENTLEIGH 3204	\$1,680,000	11/08/2023
3	66 Fromer St BENTLEIGH 3204	\$1,665,000	15/07/2023

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:

19/08/2023 07:52



4 2 2

Property Type: House
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price

\$1,490,000 - \$1,639,000

Median House Price

19/08/2022 - 18/08/2023: \$1,695,000

Comparable Properties



7 Tovan Akas Av BENTLEIGH 3204 (REI)

Agent Comments

4 1 2

Price: \$1,695,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 575 sqm approx



26 London St BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$1,680,000
Method: Sold Before Auction
Date: 11/08/2023
Property Type: House
Land Size: 646 sqm approx



66 Fromer St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,665,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 614 sqm approx