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

1/82 Wingate Street, Bentleigh East Vic 3165

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot/ | ting | | |
|-----------------|-------------------|------|--------------|--------|------------|------|--------|----------------|
| Range betweer | \$850,000 | | & | | \$935,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$1,300,000 | Pro | operty Type | Unit | | | Suburb | Bentleigh East |
| Period - From | 01/04/2022 | to | 30/06/2022 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------------|-----------|--------------|
| 1 | 1/8 Neville St BENTLEIGH EAST 3165 | \$935,000 | 26/02/2022 |
| 2 | 1/34 Grandview Gr MOORABBIN 3189 | \$925,000 | 18/06/2022 |
| 3 | 1/27 Luntar Rd OAKLEIGH SOUTH 3167 | \$915,000 | 14/05/2022 |

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:

01/08/2022 10:00



1/82 Wingate Street, Bentleigh East Vic 3165







Property Type: Unit Agent Comments

Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

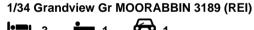
> **Indicative Selling Price** \$850,000 - \$935,000 **Median Unit Price** June quarter 2022: \$1,300,000

Comparable Properties

1/8 Neville St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$935,000 Method: Auction Sale Date: 26/02/2022 Property Type: House (Res)



Agent Comments





Price: \$925,000 Method: Auction Sale Date: 18/06/2022 Property Type: Unit Land Size: 371 sqm approx

1/27 Luntar Rd OAKLEIGH SOUTH 3167 (REI/VG)



Price: \$915,000 Method: Auction Sale Date: 14/05/2022 Property Type: Unit Land Size: 310 sqm approx

Account - Jellis Craig | P: 03 9593 4500



propertydata

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Agent Comments