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

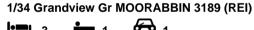
> **Indicative Selling Price** \$850,000 - \$935,000 **Median Unit Price** June quarter 2022: \$1,300,000

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