

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

12b Wolai Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,375,000

&

\$1,425,000

Median sale price

Median price \$1,310,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2021

to

30/09/2021

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	72A Kennedy St BENTLEIGH EAST 3165	\$1,490,000	26/06/2021
2	2B Cardiff St BENTLEIGH EAST 3165	\$1,440,000	21/10/2021
3	16b birdwood St BENTLEIGH EAST 3165	\$1,420,000	28/06/2021

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:

09/11/2021 12:19

12b Wolai Avenue, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,375,000 - \$1,425,000

Median Unit Price

September quarter 2021: \$1,310,000



4 3 2

Property Type: Townhouse

Agent Comments

Brand new 4 bedroom 3 bathroom town residence featuring dazzling living and dining (fitted study nook), a stylish stone kitchen (Bosch appliances), huge main bedroom suite with sitting area, an upstairs retreat, elevated deck, Oak floors, ducted heating/air cond, double glazed windows & an generous auto garage. Walk to Coatesville Primary School, bus and cafes.

Comparable Properties



72A Kennedy St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,490,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Townhouse (Res)

Land Size: 367 sqm approx



2B Cardiff St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,440,000

Method: Sold Before Auction

Date: 21/10/2021

Property Type: Townhouse (Res)



16b birdwood St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

5 3 1

Price: \$1,420,000

Method: Sold Before Auction

Date: 28/06/2021

Property Type: Townhouse (Res)

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



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