

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

603 Warrigal Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,025,000

Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2021

to

30/09/2022

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	858 Centre Rd BENTLEIGH EAST 3165	\$1,075,000	15/07/2022
2			
3			

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:

23/11/2022 15:44

603 Warrigal Road, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$1,025,000

Median House Price

Year ending September 2022: \$1,525,000



3 1 7

Property Type: House

Land Size: 745 sqm approx

Agent Comments

Comparable Properties



858 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

3 - -

Price: \$1,075,000

Method: Sale

Date: 15/07/2022

Property Type: House (Res)

Land Size: 815 sqm approx

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.

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



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