Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 4/19 Gray Street, Bentleigh East Vic 3165 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$1,100,000 | Pro | perty Type Un | it | | Suburb | Bentleigh East |
|---------------|-------------|-----|---------------|----|------|--------|----------------|
| Period - From | 01/10/2020 | to | 31/12/2020 | 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.

Address of comparable property

| 7,01 | aress of comparable property | 1 1100 | Date of Sale |
|------|---------------------------------------|-----------|--------------|
| 1 | 127/801 Centre Rd BENTLEIGH EAST 3165 | \$420,000 | 07/02/2021 |
| 2 | 20/801 Centre Rd BENTLEIGH EAST 3165 | \$404,000 | 26/11/2020 |
| 3 | 311/24 Becket Av BENTLEIGH EAST 3165 | \$401,000 | 19/12/2020 |

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: | 11/03/2021 15:45 |
|--|------------------|



Date of sale



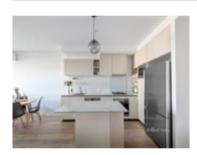


Property Type: Apartment Agent Comments

Ryan Counihan 03 9557 5500 0402 188 519 rcounihan@woodards.com.au

Indicative Selling Price \$390,000 - \$429,000 Median Unit Price December quarter 2020: \$1,100,000

Comparable Properties



127/801 Centre Rd BENTLEIGH EAST 3165

(REI)

-- 1

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Price: \$420,000 Method: Private Sale Date: 07/02/2021

Property Type: Apartment

Agent Comments



20/801 Centre Rd BENTLEIGH EAST 3165

(REI/VG)

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Price: \$404,000 Method: Private Sale Date: 26/11/2020

Property Type: Apartment

Agent Comments



311/24 Becket Av BENTLEIGH EAST 3165

(REI/VG)

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Price: \$401,000 Method: Auction Sale Date: 19/12/2020

Property Type: Apartment

Agent Comments

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



