Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Wood Street, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,710,000	Pro	Property Type Hous		se		Suburb	Bentleigh
Period - From	01/10/2023	to	31/12/2023		So	ource	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 sixmonths 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	7 Marston St BENTLEIGH 3204	\$1,700,000	20/11/2023
2	12 Geel St BENTLEIGH 3204	\$1,630,000	18/11/2023
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.

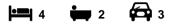
This Statement of Information was prepared on:

19/02/2024 20:02









Property Type: House Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price December quarter 2023: \$1,710,000

Comparable Properties

7 Marston St BENTLEIGH 3204 (REI)
Agent Comments

Image: 1
Image: 1
Image: 1
Agent Comments

Price: \$1,700,000
Method: Private Sale
Agent Comments

Date: 20/11/2023
Property Type: House (Res)
Agent Comments

Image: 1
Image: 1
Image: 1
Image: 1

Image: 1
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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.

Property Type: House (Res) Land Size: 616 sqm approx

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





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