

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 6 Wallace Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,750,000 & \$1,820,000

Median sale price

Median price \$1,446,500 Property Type House Suburb Bentleigh East

Period - From 01/04/2021 to 30/06/2021 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	6 Amiriya St BENTLEIGH EAST 3165	\$1,825,000	10/04/2021
2	28 Brian St BENTLEIGH EAST 3165	\$1,820,000	20/05/2021
3	4 Stockdale Av BENTLEIGH EAST 3165	\$1,750,000	17/04/2021

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: 18/08/2021 14:54

6 Wallace Street, Bentleigh East Vic 3165

Vicki Pollard
03 9557 5500
0439 655 727
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 4  2  2

Rooms: 6
Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,820,000
Median House Price
June quarter 2021: \$1,446,500

Comparable Properties



6 Amiriya St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 3  3  2

Price: \$1,825,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 752 sqm approx



28 Brian St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 4  2  3

Price: \$1,820,000
Method: Sold Before Auction
Date: 20/05/2021
Property Type: House (Res)
Land Size: 608 sqm approx



4 Stockdale Av BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 5  3  2

Price: \$1,750,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 654 sqm approx

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



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