

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 2/769 Warrigal Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$820,000 & \$890,000

Median sale price

Median price \$1,250,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2023 to 31/12/2023 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	1/30 Manuka St BENTLEIGH EAST 3165	\$871,000	10/02/2024
2	1/755 Warrigal Rd BENTLEIGH EAST 3165	\$854,500	07/10/2023
3	4/11 Albert Av OAKLEIGH 3166	\$822,500	02/12/2023

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: 28/02/2024 15:23



Rooms: 6
Property Type: Unit
Land Size: 311m² approx sqm
 approx
 Agent Comments

Indicative Selling Price
 \$820,000 - \$890,000
Median Unit Price
 December quarter 2023: \$1,250,000

Comparable Properties



1/30 Manuka St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$871,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)



1/755 Warrigal Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$854,500
Method: Auction Sale
Date: 07/10/2023
Property Type: Unit
Land Size: 242 sqm approx



4/11 Albert Av OAKLEIGH 3166 (REI) Agent Comments



Price: \$822,500
Method: Auction Sale
Date: 02/12/2023
Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480