

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

30 Wright Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$1,715,000 Property Type House Suburb Bentleigh

Period - From 11/09/2022 to 10/09/2023 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	6 Clee St MCKINNON 3204	\$3,371,256	28/07/2023
2	28 Bethell St ORMOND 3204	\$3,150,000	05/05/2023
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:

11/09/2023 15:56



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Property Type: House
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

11/09/2022 - 10/09/2023: \$1,715,000

Comparable Properties



6 Clee St MCKINNON 3204 (REI)

Agent Comments

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Price: \$3,371,256
Method: Private Sale
Date: 28/07/2023
Property Type: House



28 Bethell St ORMOND 3204 (VG)

Agent Comments

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Price: \$3,150,000
Method: Sale
Date: 05/05/2023
Property Type: House (Res)
Land Size: 726 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.

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