

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

33A Wright Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$877,000 Property Type Unit Suburb Bentleigh

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	33b Wright St BENTLEIGH 3204	\$2,057,000	22/02/2024
2	9B Hodder St BRIGHTON EAST 3187	\$1,940,000	25/11/2023
3	41b Somers St BENTLEIGH 3204	\$1,935,000	10/02/2024

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:

14/03/2024 14:17

33A Wright Street, Bentleigh Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median Unit Price

December quarter 2023: \$877,000



 4  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



33b Wright St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$2,057,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: Townhouse (Res)



9B Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,940,000

Method: Private Sale

Date: 25/11/2023

Property Type: Townhouse (Single)

Land Size: 312 sqm approx



41b Somers St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,935,000

Method: Private Sale

Date: 10/02/2024

Property Type: Townhouse (Single)

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



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