## 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 88b Wingate Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,320,000		&		\$1,420,000			
Median sale p	rice							
Median price	\$1,290,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	19b Northam Rd BENTLEIGH EAST 3165	\$1,433,000	26/08/2023
2	120b East Boundary Rd BENTLEIGH EAST 3165	\$1,412,500	07/10/2023
3	6a Sassella St BENTLEIGH EAST 3165	\$1,370,000	21/11/2023

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:

21/12/2023 14:50









**Property Type:** Townhouse Agent Comments

Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,320,000 - \$1,420,000 Median Unit Price September quarter 2023: \$1,290,000

# **Comparable Properties**





19b Northam Rd BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,433,000 Method: Auction Sale Date: 26/08/2023 Property Type: Townhouse (Res) Land Size: 283 sqm approx

120b East Boundary Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments

Agent Comments

Agent Comments



Price: \$1,412,500 Method: Auction Sale Date: 07/10/2023 Property Type: Townhouse (Res)



6a Sassella St BENTLEIGH EAST 3165 (REI)



Land Size: 313 sqm approx

Price: \$1,370,000 Method: Private Sale Date: 21/11/2023 Property Type: Townhouse (Single)

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



propertydata

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