

## 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

47 Wingate Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$980,000

&

\$1,070,000

#### Median sale price

Median price

\$1,243,000

House

X

Unit

Suburb

Bentleigh East

Period - From

01/07/2017

to

30/06/2018

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	166 Bignell Rd BENTLEIGH EAST 3165	\$1,138,000	14/06/2018
2	12 Konrad St BENTLEIGH EAST 3165	\$1,125,000	02/07/2018
3	7 Denver St BENTLEIGH EAST 3165	\$1,100,000	26/05/2018

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.



3 2 4

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 720 sqm approx

**Agent Comments**

First time offered since built in 1963, this much loved 3 bedroom classic sits on 720sqm approx. of deep north facing native gardens with double garage (studio). An idyllic renovator or potential development site (STCA), footsteps to Chesterville Rd shops, bus & playground.

**Indicative Selling Price**

\$980,000 - \$1,070,000

**Median House Price**

Year ending June 2018: \$1,243,000

## Comparable Properties



**166 Bignell Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 3

**Price:** \$1,138,000

**Method:** Private Sale

**Date:** 14/06/2018

**Rooms:** -

**Property Type:** House



**12 Konrad St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 02/07/2018

**Rooms:** 4

**Property Type:** House



**7 Denver St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 630 sqm approx