

# 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

16 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

\$850,000

&

\$900,000

### Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2019

to

30/09/2019

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	762 Centre Rd BENTLEIGH EAST 3165	\$895,000	31/07/2019
2	36 Hillston Rd MOORABBIN 3189	\$875,000	19/06/2019
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:

14/11/2019 11:19



3   1   2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 590 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

September quarter 2019: \$1,165,000

## Comparable Properties



**762 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$895,000

**Method:** Private Sale

**Date:** 31/07/2019

**Property Type:** House

**Land Size:** 593 sqm approx



**36 Hillston Rd MOORABBIN 3189 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$875,000

**Method:** Private Sale

**Date:** 19/06/2019

**Property Type:** House

**Land Size:** 667 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.