### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	10b Wilma Street, Bentleigh Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,330,000	&	\$1,390,000
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#### Median sale price

Median price	\$1,550,000	Pro	perty Type T	ownhouse		Suburb	Bentleigh
Period - From	23/04/2023	to	22/04/2024		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

	aress of comparable property	1 1100	Date of Sale
1	12B Lahona Av BENTLEIGH EAST 3165	\$1,405,000	16/12/2023
2	2b Browns Rd BENTLEIGH EAST 3165	\$1,392,000	14/02/2024
3	14b Fairbank Rd BENTLEIGH 3204	\$1,310,000	06/11/2023

#### 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:	23/04/2024 11:31



Date of sale







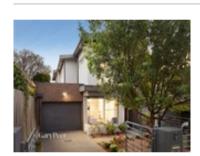
Rooms: 2

Property Type: Townhouse (Res) Land Size: 282 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,330,000 - \$1,390,000 **Median Townhouse Price** 23/04/2023 - 22/04/2024: \$1,550,000

## Comparable Properties



12B Lahona Av BENTLEIGH EAST 3165 (REI)

Price: \$1,405,000 Method: Auction Sale Date: 16/12/2023

Property Type: Townhouse (Res)

**Agent Comments** 



2b Browns Rd BENTLEIGH EAST 3165

(REI/VG)

Method: Sold Before Auction

Date: 14/02/2024

Price: \$1,392,000

Property Type: Townhouse (Res)

Agent Comments



14b Fairbank Rd BENTLEIGH 3204 (REI/VG)

**--**3

Price: \$1,310,000

Method: Sold Before Auction

Date: 06/11/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



