

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

10b Wilma Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,330,000 & \$1,390,000

Median sale price

Median price \$1,550,000 Property Type Townhouse 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	Price	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



3 2 2

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)

[Agent Comments](#)

3 2 2

Price: \$1,405,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Townhouse (Res)



2b Browns Rd BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,392,000

Method: Sold Before Auction

Date: 14/02/2024

Property Type: Townhouse (Res)



14b Fairbank Rd BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,310,000

Method: Sold Before Auction

Date: 06/11/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200