

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 2/3-5 Wyuna Court, Bentleigh, VIC 3204

Indicative selling price

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

Single price \$725,000

or range between

&

Median sale price

Median price \$925,000

Property type Unit

Suburb BENTLEIGH

Period - From 08/02/2023

to

07/02/2024

Source core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	4/15 South Avenue Bentleigh Vic 3204	\$780,000	2023-12-11
2	1/16 Fairbank Road Bentleigh Vic 3204	\$785,000	2023-12-02
3	2/17 Central Avenue Moorabbin Vic 3189	\$800,000	2023-11-16

This Statement of Information was prepared on: 08/02/2024

