

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

2/4 WOLSLEY STREET BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 4/27 PATTERSON ROAD BENTLEIGH VIC 3204 | \$820,000 | 07-Oct-23 |
| 2/8 DUMARESQ STREET BRIGHTON EAST VIC 3187 | \$825,000 | 28-Feb-24 |
| 11/15-19 EDDYS GROVE BENTLEIGH VIC 3204 | \$815,000 | 23-Sep-23 |

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 6 months.~~

This Statement of Information was prepared on: 14 March 2024



**4/27 PATTERSON ROAD
BENTLEIGH VIC 3204**

2 1 1

Sold Price ^{RS} **\$820,000** Sold Date **07-Oct-23**

Distance **0.4km**



**2/8 DUMARESQ STREET
BRIGHTON EAST VIC 3187**

2 1 -

Sold Price ^{RS} **\$825,000** Sold Date **28-Feb-24**

Distance **0.47km**



**11/15-19 EDDYS GROVE BENTLEIGH
VIC 3204**

2 1 1

Sold Price **\$815,000** Sold Date **23-Sep-23**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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