



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

2/2 Werona 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

\$530,000

&

\$580,000

Median sale price

Median price

\$925,000

Property type

Unit

Suburb

Bentleigh

Period - From

13/02/2023

to

12/02/2024

Source

Core Logi

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

101/16 Bent Street, Bentleigh	\$565,000	16/02/2024
2/15 Bent Street, Bentleigh	\$580,000	21/11/2023
4/13 Evelyn Street, Bentleigh	\$550,000	15/11/2023

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: 21st February 2024