

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

10 Werona Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$885,000

Median sale price

Median price \$818,500

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2019

to 31/12/2019

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	48 Rose St HIGHETT 3190	\$920,000	06/12/2019
2	1/14 May St BENTLEIGH EAST 3165	\$872,000	29/02/2020
3	3/2-4 Faulkner St BENTLEIGH 3204	\$802,000	09/12/2019

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:

16/03/2020 15:16



 3  2  2

Property Type: Townhouse (Res)

Land Size: 150 sqm approx

Agent Comments

Indicative Selling Price

\$885,000

Median Unit Price

December quarter 2019: \$818,500

Comparable Properties



48 Rose St HIGGETT 3190 (REI/VG)

Agent Comments

 3  2  2

Price: \$920,000

Method: Sold Before Auction

Date: 06/12/2019

Property Type: Townhouse (Res)

Land Size: 189 sqm approx



1/14 May St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  1

Price: \$872,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 260 sqm approx



3/2-4 Faulkner St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$802,000

Method: Private Sale

Date: 09/12/2019

Property Type: Townhouse (Single)