

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/8 Werona Street, Bentleigh VIC 3204

Indicative selling price

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

Single price \$ or range between 1,100,000 & \$1,200,000

Median sale price

Median price \$1,535,000 Property type Townhouse Suburb Bentleigh

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales

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
4b Lesden Street, Bentleigh East VIC 3165	\$1,185,000	25/07/2020
7b Beths St Bentleigh VIC 3204	\$1,165,000	26/05/2020
17a Kinross St Hampton East VIC 3188	\$1,291,000	12/05/2020

This Statement of Information was prepared on: 14/10/2020