

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

12 Werona Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,580,000 Property Type Townhouse Suburb Bentleigh

Period - From 21/09/2021 to 20/09/2022 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	2/7 Widdop Cr HAMPTON EAST 3188	\$950,000	27/06/2022
2	2a Seathorpe Av BENTLEIGH EAST 3165	\$947,000	13/08/2022
3	10/22 Worthing Rd HIGHETT 3190	\$942,000	14/05/2022

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:

21/09/2022 09:39

12 Werona Street, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham

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Indicative Selling Price

\$900,000 - \$950,000

Median Townhouse Price

21/09/2021 - 20/09/2022: \$1,580,000



3 2 2

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



2/7 Widdop Cr HAMPTON EAST 3188 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Private Sale

Date: 27/06/2022

Property Type: Townhouse (Single)



2a Seathorpe Av BENTLEIGH EAST 3165 (REI) Agent Comments

2 2 2

Price: \$947,000

Method: Auction Sale

Date: 13/08/2022

Property Type: Townhouse (Res)

Land Size: 430 sqm approx



10/22 Worthing Rd HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$942,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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