

# 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

10b Wilma Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,380,000

### Median sale price

Median price

\$1,550,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

20/05/2023

to

19/05/2024

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	240b Patterson Rd BENTLEIGH 3204	\$1,450,000	07/03/2024
2	77b Fromer St BENTLEIGH 3204	\$1,428,000	28/03/2024
3	5 Barilla Rd MOORABBIN 3189	\$1,360,000	01/03/2024

**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:

20/05/2024 11:36



3   2   2

**Rooms:** 2

**Property Type:** Townhouse (Res)

**Land Size:** 282 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,380,000

**Median Townhouse Price**

20/05/2023 - 19/05/2024: \$1,550,000

## Comparable Properties



**240b Patterson Rd BENTLEIGH 3204 (REI/VG)** **Agent Comments**

3   2   2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 07/03/2024

**Property Type:** Townhouse (Single)



**77b Fromer St BENTLEIGH 3204 (REI)** **Agent Comments**

3   2   2

**Price:** \$1,428,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 306 sqm approx



**5 Barilla Rd MOORABBIN 3189 (REI)** **Agent Comments**

3   2   2

**Price:** \$1,360,000

**Method:** Sold Before Auction

**Date:** 01/03/2024

**Property Type:** Townhouse (Res)