

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	1 Wyuna Court, Bentleigh Vic 3204
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**Indicative selling price**

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

Single price	\$1,170,000
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**Median sale price**

Median price	\$1,537,000	House	X	Unit		Suburb	Bentleigh
Period - From	01/10/2017	to	31/12/2017	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	148 patterson Rd BENTLEIGH 3204	\$1,220,000	28/10/2017
2	14 Jasper Rd BENTLEIGH 3204	\$1,210,000	07/10/2017
3	12 Cooma St MOORABBIN 3189	\$1,175,000	23/10/2017

**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.

**Indicative Selling Price**  
\$1,170,000

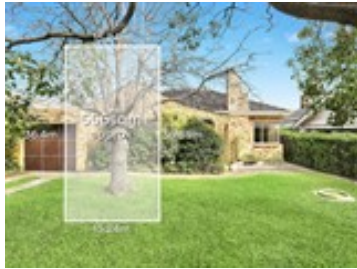
**Median House Price**  
December quarter 2017: \$1,537,000



 3  1  4

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx  
**Agent Comments**

## Comparable Properties



**148 patterson Rd BENTLEIGH 3204 (REI/VG)** [Agent Comments](#)

 2  1  1

**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 556 sqm approx



**14 Jasper Rd BENTLEIGH 3204 (REI/VG)** [Agent Comments](#)

 3  1  1

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx



**12 Cooma St MOORABBIN 3189 (REI)** [Agent Comments](#)

 4  3  2

**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 23/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 602 sqm approx