

## 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

6/12 Brentwood Street, Bentleigh Vic 3204

## Indicative selling price

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

Single price \$439,500

## Median sale price

Median price \$915,000 House Unit X Suburb Bentleigh

Period - From 01/07/2017 to 30/09/2017 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	2/5 South Av BENTLEIGH 3204	\$462,250	31/08/2017
2	6/25 Genoa St MOORABBIN 3189	\$417,000	18/11/2017
3	6/87 East Boundary Rd BENTLEIGH EAST 3165	\$412,500	28/10/2017

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$439,500

**Median Unit Price**

September quarter 2017: \$915,000

## Comparable Properties

**2/5 South Av BENTLEIGH 3204 (REI)****Agent Comments****Price:** \$462,250**Method:** Sold Before Auction**Date:** 31/08/2017**Rooms:** 4**Property Type:** Unit**6/25 Genoa St MOORABBIN 3189 (REI)****Agent Comments****Price:** \$417,000**Method:** Auction Sale**Date:** 18/11/2017**Rooms:** -**Property Type:** Apartment**6/87 East Boundary Rd BENTLEIGH EAST 3165 (REI)****Agent Comments****Price:** \$412,500**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** 3**Property Type:** Apartment