

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

4 Brodribb Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$770,000

&

\$847,000

Median sale price

Median price \$880,000

House

Unit

X

Suburb Bentleigh

Period - From 01/10/2017

to

30/09/2018

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	1 Burgess St BENTLEIGH 3204	\$800,000	26/11/2018
2	2c Phillip st BENTLEIGH 3204	\$785,000	20/10/2018
3	5/79 Mitchell St BENTLEIGH 3204	\$781,000	27/07/2018

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.



 3  1  1

Rooms:

Property Type: Townhouse (Res)

Land Size: 203 sqm approx

Agent Comments

Comparable Properties



1 Burgess St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  1

Price: \$800,000

Method: Private Sale

Date: 26/11/2018

Rooms: -

Property Type: Unit



2c Phillip st BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$785,000

Method: Sold Before Auction

Date: 20/10/2018

Rooms: -

Property Type: Apartment



5/79 Mitchell St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$781,000

Method: Sold Before Auction

Date: 27/07/2018

Rooms: 4

Property Type: Apartment

Single level and only 2 bedrooms. Brodribb has a third bedroom