

# 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

5 Corbie 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)

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$612,500

Property Type

Unit

Suburb

Bentleigh

Period - From

14/04/2022

to

13/04/2023

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	8/237 Thomas St HAMPTON 3188	\$650,000	09/03/2023
2	3/30 Franklin St MOORABBIN 3189	\$620,000	13/11/2022
3	3/114 Tucker Rd BENTLEIGH 3204	\$595,000	12/12/2022

**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:

14/04/2023 11:08

5 Corbie Street, Bentleigh Vic 3204



2 1 2

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

14/04/2022 - 13/04/2023: \$612,500

## Comparable Properties



**8/237 Thomas St HAMPTON 3188 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 09/03/2023  
**Property Type:** Unit



**3/30 Franklin St MOORABBIN 3189 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 13/11/2022  
**Property Type:** Unit



**3/114 Tucker Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

2 1 1

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 12/12/2022  
**Rooms:** 3  
**Property Type:** Unit

**Account** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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