

# 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

6b Glenmer 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 \$1,280,000

&

\$1,350,000

### Median sale price

Median price \$821,500

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2019

to 30/06/2020

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 | 19b Hinkler Av BENTLEIGH EAST 3165 | \$1,340,000 | 19/05/2020   |
| 2 | 5a John St BENTLEIGH EAST 3165     | \$1,310,000 | 26/06/2020   |
| 3 | 29 Tucker Rd BENTLEIGH 3204        | \$1,285,000 | 09/04/2020   |

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:

24/07/2020 14:21



4 3 2

**Property Type:** Townhouse

**Agent Comments**

Luxury, quality and innovation is evident in this unrivalled 4 bedroom + study 3.5 bathroom new residence.

## Comparable Properties



**19b Hinkler Av BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,340,000

**Method:** Private Sale

**Date:** 19/05/2020

**Property Type:** Townhouse (Single)



**5a John St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 26/06/2020

**Property Type:** Townhouse (Single)



**29 Tucker Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3 3 2

**Price:** \$1,285,000

**Method:** Private Sale

**Date:** 09/04/2020

**Property Type:** Townhouse (Single)

**Land Size:** 326 sqm approx