

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

7/12 Brentwood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Bentleigh

Period - From 01/10/2020 to 31/12/2020 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	1/11 South Av BENTLEIGH 3204	\$470,000	02/10/2020
2			
3			

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:

24/03/2021 11:33



Property Type: Apartment
Land Size: 76.6 sqm approx

Agent Comments

Strike it lucky with this renovated 2 bedroom 1st floor apartment, securely leased until January 2022, enjoying generous living/dining, stylish stone kitchen/meals, 2 good size bedrooms (BIRs), sublime bathroom/laundry, R/C air cond & parking. Walk to train, cafés & bus.

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

December quarter 2020: \$850,000

Comparable Properties



1/11 South Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$470,000

Method: Sold Before Auction

Date: 02/10/2020

Property Type: Apartment

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.