

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

6/45 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$655,000

Median sale price

Median price \$785,000

House

Unit

X

Suburb Bentleigh

Period - From 01/01/2019

to

31/03/2019

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	1/20a Riddle St BENTLEIGH 3204	\$692,500	08/12/2018
2	3/3 Bleazby St BENTLEIGH 3204	\$691,000	13/04/2019
3	7/15 Eddys Gr BENTLEIGH 3204	\$620,000	26/02/2019

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.



 2  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$655,000
Median Unit Price
March quarter 2019: \$785,000

Comparable Properties



1/20a Riddle St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  2

Price: \$692,500
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Unit



3/3 Bleazby St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$691,000
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: Unit



7/15 Eddys Gr BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000
Method: Private Sale
Date: 26/02/2019
Rooms: -
Property Type: Unit