

# 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 8/6 Brentwood 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 \$410,000 & \$450,000

### Median sale price

Median price \$658,000 Property Type Unit Suburb Bentleigh

Period - From 17/07/2023 to 16/07/2024 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	3/7 Brentwood St BENTLEIGH 3204	\$464,000	07/05/2024
2	8/21 Vickery St BENTLEIGH 3204	\$450,000	07/03/2024
3	8/7 Brentwood St BENTLEIGH 3204	\$405,000	09/05/2024

**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: 17/07/2024 12:28



2   1   1

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

**Indicative Selling Price**  
\$410,000 - \$450,000  
**Median Unit Price**  
17/07/2023 - 16/07/2024: \$658,000

## Comparable Properties



**3/7 Brentwood St BENTLEIGH 3204 (VG)**

**Agent Comments**

2   -   -

**Price:** \$464,000  
**Method:** Sale  
**Date:** 07/05/2024  
**Property Type:** Strata Unit/Flat



**8/21 Vickery St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$450,000  
**Method:** Sold Before Auction  
**Date:** 07/03/2024  
**Property Type:** Apartment



**8/7 Brentwood St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 09/05/2024  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480