

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

1/11 Brentwood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$380,000

&

\$418,000

Median sale price*

Median price

House

Unit

Suburb

Bentleigh

Period - From

to

Source

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	3/13 Phillip St BENTLEIGH 3204	\$460,000	06/04/2019
2	4/12 Brentwood St BENTLEIGH 3204	\$420,000	05/11/2018
3	12/21-23 Roydon St HAMPTON EAST 3188	\$415,000	13/02/2019

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 2  1  1

Comparable Properties



3/13 Phillip St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$460,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: Apartment



4/12 Brentwood St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$420,000

Method: Private Sale

Date: 05/11/2018

Rooms: 4

Property Type: Apartment



12/21-23 Roydon St HAMPTON EAST 3188 (REI)

Agent Comments

 2  1  1

Price: \$415,000

Method: Private Sale

Date: 13/02/2019

Rooms: -

Property Type: Apartment