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

7/6 Brentwood Street, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$470,000		&		\$510,000			
Median sale pr	rice							
Median price	\$1,385,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4/36 Elizabeth St BENTLEIGH EAST 3165	\$519,000	11/05/2021
2	7/12 Brentwood St BENTLEIGH 3204	\$500,000	07/05/2021
3	3/7 Brentwood St BENTLEIGH 3204	\$460,000	25/09/2021

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:

19/10/2021 10:43





Robert De Freitas

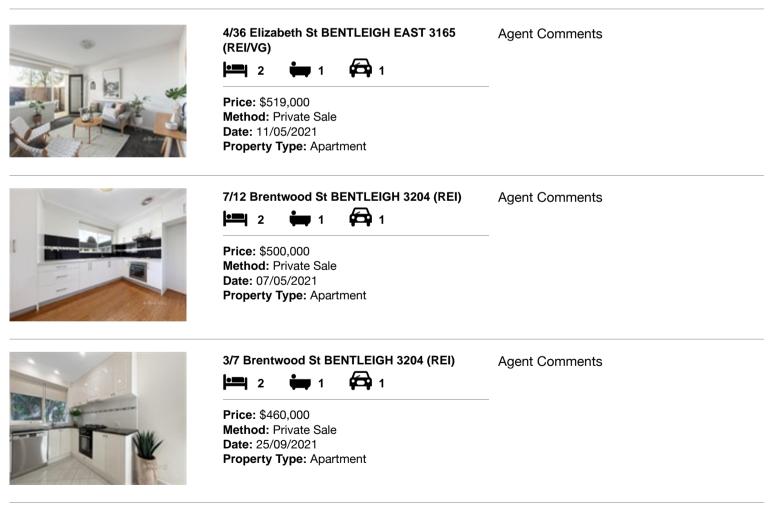
Property Type: Strata Unit/Flat Agent Comments

9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

Indicative Selling Price \$470,000 - \$510,000 Median Unit Price September quarter 2021: \$1,385,000

Idyllic 2 bedroom first floor security apartment in tropical serenity, featuring a central hall, a north facing living room with faux fireplace, a sparkling stone kitchen/meals with leafy views of the palm trees, 2 spacious bedrooms (BIRs), cheery bathroom/laundry and a separate toilet. The perfect start or investment, this solid brick delight enjoys a security intercom, keyless entry, R/C air conditioning, a ceiling fan, ample storage & parking. A quiet no through road, a heartbeat to Holmesglen College, shops and transport.

Comparable Properties



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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