

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 consumer.vic.gov.au/underquoting

Range between \$470,000 & \$510,000

Median sale price

Median price \$1,385,000 Property Type Unit Suburb Bentleigh

Period - From 01/07/2021 to 30/09/2021 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	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

7/6 Brentwood Street, Bentleigh Vic 3204

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

September quarter 2021: \$1,385,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

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



4/36 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$519,000

Method: Private Sale

Date: 11/05/2021

Property Type: Apartment



7/12 Brentwood St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 07/05/2021

Property Type: Apartment



3/7 Brentwood St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 25/09/2021

Property Type: Apartment

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



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