

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

6/6 Brad Street, Bentleigh East Vic 3165

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$449,000

Median sale price

Median price \$945,500

House

Unit

X

Suburb

Bentleigh East

Period - From 01/07/2018

to

30/09/2018

Source

REIV

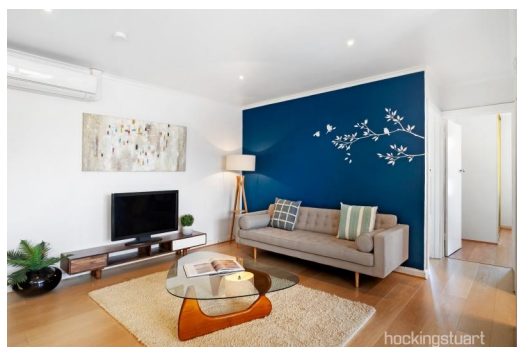
Comparable property sales (*Delete A or B below as applicable)

- 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	9/675 Centre Rd BENTLEIGH EAST 3165	\$530,000	26/10/2018
2	203/24 Becket Av BENTLEIGH EAST 3165	\$505,000	15/12/2018
3	6/19 Gray St BENTLEIGH EAST 3165	\$455,000	13/10/2018

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: Apartment

Land Size: 76 sqm approx

Agent Comments

Comparable Properties



9/675 Centre Rd BENTLEIGH EAST 3165 (REI) Agent Comments

2 1 1

Price: \$530,000

Method: Sold Before Auction

Date: 26/10/2018

Rooms: -

Property Type: Apartment

Land Size: 65 sqm approx



203/24 Becket Av BENTLEIGH EAST 3165 (REI)

Agent Comments

2 2 1

Price: \$505,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: Apartment



6/19 Gray St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$455,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: Apartment