

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

6/9 Brentwood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$425,000 & \$465,000

Median sale price

Median price \$1,060,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2023 to 30/06/2023 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	108/801 Centre Rd BENTLEIGH EAST 3165	\$470,000	31/05/2023
2	19/76 East Boundary Rd BENTLEIGH EAST 3165	\$467,500	16/05/2023
3	702/6 Station St MOORABBIN 3189	\$450,000	28/04/2023

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:

07/08/2023 12:03

6/9 Brentwood Street, Bentleigh Vic 3204



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Indicative Selling Price

\$425,000 - \$465,000

Median Unit Price

June quarter 2023: \$1,060,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



108/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 2 1

Price: \$470,000

Method: Private Sale

Date: 31/05/2023

Property Type: Apartment



19/76 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$467,500

Method: Private Sale

Date: 16/05/2023

Property Type: Apartment



702/6 Station St MOORABBIN 3189 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 28/04/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500



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