## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| <b>Property</b> | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address              | 6/9 Brentwood Street, Bentleigh Vic 3204 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### 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 | Pro | perty Type Ur | it |      | Suburb | Bentleigh |
|---------------|-------------|-----|---------------|----|------|--------|-----------|
| Period - From | 01/04/2023  | to  | 30/06/2023    | 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.

#### Address of comparable property

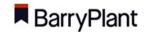
| Add | dress of comparable property               | Price     | Date of sale |
|-----|--|-----------|--------------|
| 1   | 108/801 Centre Rd BENTLEIGH EAST 3165      | \$470,000 | 31/05/2023   |
| 2   | 19/76 East Boundary Rd BENTLEIGH EAST 3165 | \$467,500 | 16/05/2023   |
| 3   | 702/6 Station St MOORABBIN 3189            | \$450,000 | 28/04/2023   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 |
|--|------------------|





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Indicative Selling Price \$425,000 - \$465,000 Median Unit Price June quarter 2023: \$1,060,000





**Agent Comments** 

# Comparable Properties



108/801 Centre Rd BENTLEIGH EAST 3165

(REI/VG)

**-**2

**•** 2

**A** 1

Price: \$470,000 Method: Private Sale Date: 31/05/2023

Property Type: Apartment

**Agent Comments** 



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

•

**4** 2



**~** 1

**Price:** \$467,500 **Method:** Private Sale **Date:** 16/05/2023

Property Type: Apartment

**Agent Comments** 



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

**二** 2



**Price:** \$450,000 **Method:** Private Sale **Date:** 28/04/2023

Property Type: Apartment

Agent Comments

**Account** - Barry Plant | P: 03 9586 0500



