

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

2/6 Brentwood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$888,250

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2022

to

30/06/2022

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	5/43 Campbell St BENTLEIGH 3204	\$500,000	03/05/2022
2	9/2-4 Mcarthur St BENTLEIGH 3204	\$460,000	01/07/2022
3	6/6 Brad St BENTLEIGH EAST 3165	\$450,000	22/06/2022

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:

03/10/2022 12:32

2/6 Brentwood Street, Bentleigh Vic 3204

**Jellis
Craig**

Robert De Freitas

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Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

June quarter 2022: \$888,250



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



5/43 Campbell St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 03/05/2022

Property Type: Apartment



9/2-4 Mcarthur St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$460,000

Method: Private Sale

Date: 01/07/2022

Property Type: Apartment



6/6 Brad St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$450,000

Method: Sold Before Auction

Date: 22/06/2022

Property Type: Apartment

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



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