

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 price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$765,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

31/05/2021

to

30/05/2022

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	3/259 East Boundary Rd BENTLEIGH EAST 3165	\$468,000	24/12/2021
2	8/36 Elizabeth St BENTLEIGH EAST 3165	\$465,000	04/12/2021
3	7/25 Genoa St MOORABBIN 3189	\$433,500	19/03/2022

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:

31/05/2022 10:30

6/6 Brad Street, Bentleigh East Vic 3165

Ben Quigley
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2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
31/05/2021 - 30/05/2022: \$765,000

Comparable Properties



**3/259 East Boundary Rd BENTLEIGH EAST
3165 (REI)**

Agent Comments

2 1 1

Price: \$468,000
Method: Private Sale
Date: 24/12/2021
Property Type: Apartment



**8/36 Elizabeth St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

2 1 1

Price: \$465,000
Method: Auction Sale
Date: 04/12/2021
Property Type: Apartment



7/25 Genoa St MOORABBIN 3189 (REI/VG)

Agent Comments

2 1 1

Price: \$433,500
Method: Auction Sale
Date: 19/03/2022
Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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