

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

6/14 Adam Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$860,000 & \$890,000

Median sale price

Median price \$1,280,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2021

to 31/12/2021

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	3/23 Vickery St BENTLEIGH 3204	\$875,000	09/04/2022
2	2/230 South Rd BRIGHTON EAST 3187	\$870,000	18/12/2021
3	4/47 Murray Rd ORMOND 3204	\$850,000	07/04/2022

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:

12/04/2022 10:05



3 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$860,000 - \$890,000
Median Unit Price
December quarter 2021: \$1,280,000

Comparable Properties



3/23 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$875,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Unit



2/230 South Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 1 1

Price: \$870,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Unit



4/47 Murray Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$850,000
Method: Sold Before Auction
Date: 07/04/2022
Property Type: Unit