

# 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

1/9 Filbert Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,300,000 Property Type Unit Suburb Bentleigh East

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	8/15a Wattle Gr MCKINNON 3204	\$932,000	04/06/2022
2	1/29 Mortimore St BENTLEIGH 3204	\$927,500	29/04/2022
3	2/6 Tucker Rd BENTLEIGH 3204	\$901,500	16/06/2022

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:

12/08/2022 13:23



2   1   1

**Rooms:** 5  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 247 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median Unit Price**  
June quarter 2022: \$1,300,000

## Comparable Properties



**8/15a Wattle Gr MCKINNON 3204 (REI)**

**Agent Comments**

2   1   1

**Price:** \$932,000  
**Method:** Auction Sale  
**Date:** 04/06/2022  
**Property Type:** Unit



**1/29 Mortimore St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$927,500  
**Method:** Sold Before Auction  
**Date:** 29/04/2022  
**Property Type:** Villa



**2/6 Tucker Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

2   1   1

**Price:** \$901,500  
**Method:** Sold Before Auction  
**Date:** 16/06/2022  
**Property Type:** Unit