

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	3/8 Brentwood Street, Bentleigh Vic 3204
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Indicative selling price

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

Range between	\$375,000	&	\$400,000
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Median sale price

Median price	\$1,112,500	House		Unit	X	Suburb	Bentleigh
Period - From	01/10/2017	to	31/12/2017	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	6/87 East Boundary Rd BENTLEIGH EAST 3165	\$412,500	28/10/2017
2	9/463 South Rd BENTLEIGH 3204	\$392,000	13/12/2017
3	3/1 Omeo Ct BENTLEIGH EAST 3165	\$378,000	28/10/2017

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.



2 1 1

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$375,000 - \$400,000
Median Unit Price
December quarter 2017: \$1,112,500

Comparable Properties



6/87 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$412,500
Method: Auction Sale
Date: 28/10/2017
Rooms: 3
Property Type: Apartment



9/463 South Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$392,000
Method: Sold Before Auction
Date: 13/12/2017
Rooms: -
Property Type: Apartment



3/1 Omeo Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$378,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: Apartment