

# Statement of Information



## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale:

Address

### Indicative selling prices:

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

Unit type or class		Lower price		Higher price
One Bedroom Units	Range between	\$465,000	&	499,000
Two Bedroom One Bathroom Units	Range between	\$549,000	&	\$595,000
Two Bedroom Two Bathroom Units	Range between	\$619,000	&	\$675,000
Three Bedroom Units	Single Price	\$815,000		N/A

### Suburb median sale price:

Median price

Property type

Suburb

Period - From  To

Source

## Comparable property sales

Unit type or class	Address of comparable unit
ONE BEDROOM UNITS	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class	Address of comparable unit	Price	Date of sale
TWO BEDROOM ONE BATHROOM UNITS	1. 2/7 Bent Street, Bentleigh Vic 3204	\$567,500	17/04/2020
	2. 201/2 Blair Street, Bentleigh Vic 3204	\$580,495	25/03/2020
	3. 102/77 Mitchell Street, Bentleigh Vic 3204	\$585,888	27/02/2020

Unit type or class	Address of comparable unit	Price	Date of sale
TWO BEDROOM TWO BATHROOM UNITS	1. 9/22 Bent Street, Bentleigh Vic 3204	\$645,000	02/05/2020
	2. 7/5 Claire Street, McKinnon Vic 3204	\$640,000	21/07/2020
	3. 202/10 Station Avenue, McKinnon Vic 3204	\$640,000	21/07/2020

Unit type or class	Address of comparable unit	Price	Date of sale
THREE BEDROOM UNITS	1. 1A Highbury Avenue, Hampton East Vic 3188	\$884,335	25/05/2020
	2. 2/684 Hawthorn Road, Brighton East Vic 3187	\$819,000	20/07/2020
	3. 1/14 Brosa Avenue, Bentleigh East Vic 3165	\$865,000	29/05/2020

This Statement of Information was prepared on:

04/08/2020