## 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

3/6 Brad Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$540,000		&		\$590,000					
Median sale p	rice									
Median price	\$661,000	Pro	operty Type	Unit			Suburb	Bentleigh East		
Period - From	26/07/2022	to	25/07/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/6 Brad St BENTLEIGH EAST 3165	\$630,000	31/03/2022
2			
3			

OR

**B**<sup>\*</sup> 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:

26/07/2023 10:46





Jack Liu 9593 4500





**Property Type:** Apartment Agent Comments

0420 222 639 jackliu@jelliscraig.com.au Indicative Selling Price

\$540,000 - \$590,000 **Median Unit Price** 26/07/2022 - 25/07/2023: \$661,000

# **Comparable Properties**



2/6 Brad St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$630,000 Method: Sold Before Auction Date: 31/03/2022 Property Type: Unit

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.

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

propertydata



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