

# 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

5/49 Robert Street, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$485,000 & \$530,000

### Median sale price

Median price \$953,500 Property Type Unit Suburb Bentleigh

Period - From 01/10/2022 to 30/09/2023 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.

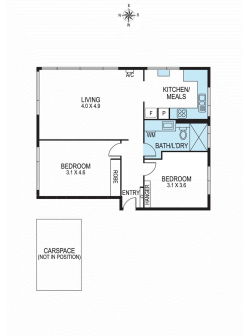
	Address of comparable property	Price	Date of sale
1	1/207 Centre Rd BENTLEIGH 3204	\$515,000	23/06/2023
2	6/9 Brentwood St BENTLEIGH 3204	\$440,000	06/09/2023
3	605/6 Station St MOORABBIN 3189	\$440,000	16/09/2023

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:

31/10/2023 14:23



 2  
  1  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$485,000 - \$530,000

**Median Unit Price**

Year ending September 2023: \$953,500

## Comparable Properties



1/207 Centre Rd BENTLEIGH 3204 (VG)

Agent Comments

 2  
  -  
  -

**Price:** \$515,000

**Method:** Sale

**Date:** 23/06/2023

**Property Type:** Strata Unit/Flat



6/9 Brentwood St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  
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**Price:** \$440,000

**Method:** Private Sale

**Date:** 06/09/2023

**Property Type:** Apartment



605/6 Station St MOORABBIN 3189 (REI)

Agent Comments

 2  
  1  
  1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 16/09/2023

**Property Type:** Unit

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139