

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 6B Milford Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,700,000 & \$1,760,000

Median sale price

Median price \$1,420,000 Property Type Townhouse Suburb Bentleigh East

Period - From 06/10/2022 to 05/10/2023 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	9a Brosa Av BENTLEIGH EAST 3165	\$1,800,000	07/06/2023
2	9b Brosa Av BENTLEIGH EAST 3165	\$1,782,000	09/06/2023
3	8b Margaretta St BENTLEIGH EAST 3165	\$1,700,000	09/06/2023

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: 06/10/2023 13:59



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,760,000
Median Townhouse Price
06/10/2022 - 05/10/2023: \$1,420,000

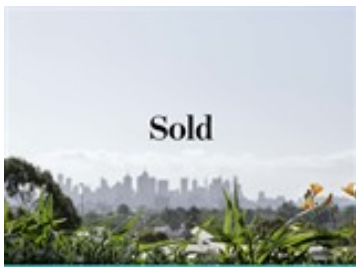
Comparable Properties



9a Brosa Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,800,000
Method: Sold Before Auction
Date: 07/06/2023
Property Type: Townhouse (Res)
Land Size: 352 sqm approx



9b Brosa Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,782,000
Method: Private Sale
Date: 09/06/2023
Property Type: Townhouse (Single)



8b Margaretta St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 09/06/2023
Property Type: Townhouse (Res)
Land Size: 297 sqm approx

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