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

4/15 Bent Street, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$590,000		&		\$620,000			
Median sale pr	rice							
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	17/06/2019	to	16/06/2020		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	202/8 Railway Cr BENTLEIGH 3204	\$600,000	13/05/2020
2	207/21-25 Nicholson St BENTLEIGH 3204	\$600,000	30/04/2020
3	203/25 Nicholson St BENTLEIGH 3204	\$590,000	14/03/2020

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:

17/06/2020 15:40



woodards





Property Type: Agent Comments Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

Indicative Selling Price \$590,000 - \$620,000 Median Unit Price 17/06/2019 - 16/06/2020: \$745,000

Comparable Properties



202/8 Railway Cr BENTLEIGH 3204 (REI/VG)



Price: \$600,000 Method: Private Sale Date: 13/05/2020 Property Type: Apartment



207/21-25 Nicholson St BENTLEIGH 3204 (VG) Agent Comments



Price: \$600,000 Method: Sale Date: 30/04/2020 Property Type: Strata Unit/Flat



203/25 Nicholson St BENTLEIGH 3204 (REI/VG)

|---| 2 **|--|** 2 **|--|** 1

Price: \$590,000 Method: Auction Sale Date: 14/03/2020 Property Type: Apartment Land Size: 1871 sqm approx Agent Comments

Agent Comments

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.