

# 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

6 Myrtle 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 \$1,340,000 & \$1,390,000

### Median sale price

Median price \$1,352,500 Property Type House Suburb Bentleigh

Period - From 19/02/2019 to 18/02/2020 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	8 Clairmont Av BENTLEIGH 3204	\$1,322,000	07/12/2019
2	57 Bent St BENTLEIGH 3204	\$1,376,000	21/09/2019
3	72 Tucker Rd BENTLEIGH 3204	\$1,320,000	31/08/2019

**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: 19/02/2020 16:42

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**Indicative Selling Price**

\$1,340,000 - \$1,390,000

**Median House Price**

19/02/2019 - 18/02/2020: \$1,352,500



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 536 sqm approx

Agent Comments

## Comparable Properties



**8 Clairmont Av BENTLEIGH 3204 (REI)**



**Price:** \$1,322,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

Agent Comments

Larger land than Myrtle but not as good a location

**57 Bent St BENTLEIGH 3204 (VG)**



**Price:** \$1,376,000

**Method:** Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 562 sqm approx

Agent Comments



**72 Tucker Rd BENTLEIGH 3204 (REI/VG)**



**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

Agent Comments

Slightly larger land than Myrtle but not as good a location