

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

9 Brian Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,531,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2021

to 31/12/2021

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	43 Schulz St BENTLEIGH EAST 3165	\$1,375,000	08/02/2022
2	33a Waratah St BENTLEIGH EAST 3165	\$1,340,000	09/04/2022
3	2/14 Campbell St BENTLEIGH 3204	\$1,340,000	19/03/2022

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:

14/04/2022 09:50



3 2 2

Rooms: 5

Property Type: House (Res)

Land Size: 389 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

December quarter 2021: \$1,531,000

Comparable Properties



43 Schulz St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 3

Price: \$1,375,000

Method: Private Sale

Date: 08/02/2022

Property Type: House

Land Size: 371 sqm approx



33a Waratah St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,340,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



2/14 Campbell St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,340,000

Method: Auction Sale

Date: 19/03/2022

Property Type: Townhouse (Res)