## 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,280,000		&		\$1,380,000			
Median sale p	rice							
Median price	\$1,531,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East
Period - From	01/10/2021	to	31/12/2021		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.

Ade	dress 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.

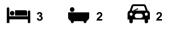
This Statement of Information was prepared on:

14/04/2022 09:50









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)



Price: \$1,375,000 Method: Private Sale Date: 08/02/2022 Property Type: House Land Size: 371 sqm approx Agent Comments



33a Waratah St BENTLEIGH EAST 3165 (REI) Agent Comments



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

Price: \$1,340,000 Method: Auction Sale Date: 19/03/2022 Property Type: Townhouse (Res)

#### Account - Jellis Craig | P: 03 9194 1200



propertydata

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