

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

13b Brosnan Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,172,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2021

to 31/03/2021

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	6a Scanlan St BENTLEIGH EAST 3165	\$1,100,000	10/07/2021
2	21A Brosnan Rd BENTLEIGH EAST 3165	\$1,190,000	13/03/2021
3	177 Bignell Rd BENTLEIGH EAST 3165	\$1,127,500	20/02/2021

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:

13/07/2021 15:47

13b Brosnan Road, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

March quarter 2021: \$1,172,500



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



6a Scanlan St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,100,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)



**21A Brosnan Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4 2 2

Price: \$1,190,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Townhouse (Res)



**177 Bignell Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4 3 1

Price: \$1,127,500

Method: Auction Sale

Date: 20/02/2021

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200