

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

131 Brewer Road, Bentleigh Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,537,000

House

X

Unit

Suburb Bentleigh

Period - From 01/10/2017

to

31/12/2017

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	27 North Av BENTLEIGH 3204	\$1,660,000	24/02/2018
2	45 Huntley Rd BENTLEIGH 3204	\$1,650,000	17/02/2018
3	16 Mckittrick Rd BENTLEIGH 3204	\$1,526,000	24/02/2018

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.



 3  1  2

Rooms:
Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 December quarter 2017: \$1,537,000

Comparable Properties



27 North Av BENTLEIGH 3204 (REI)

Agent Comments

 4  2  4

Price: \$1,660,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx



45 Huntley Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  1  2

Price: \$1,650,000
Method: Auction Sale
Date: 17/02/2018
Rooms: 6
Property Type: House (Res)
Land Size: 729 sqm approx



16 Mckittrick Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  1  1

Price: \$1,526,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 740 sqm approx