

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

13A Brosnan Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,325,000

Property Type Townhouse

Suburb Bentleigh East

Period - From 25/10/2020

to 24/10/2021

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	2B Cardiff St BENTLEIGH EAST 3165	\$1,440,000	21/10/2021
2	13b Brosnan Rd BENTLEIGH EAST 3165	\$1,378,000	13/08/2021
3			

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:

25/10/2021 10:27



4 3 2

Property Type: Townhouse (Res)

Land Size: 0 sqm approx

Agent Comments

Timeless contemporary 4 bedroom 3 bathroom abode designed for sustainable living, enjoying 2 spacious living zones, a downstairs bedroom, seamless stone kitchen, north facing covered deck, alarm, video intercom, ducted heat/air cond, solar panels & auto garage.

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median Townhouse Price

25/10/2020 - 24/10/2021: \$1,325,000

Comparable Properties



2B Cardiff St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,440,000

Method: Sold Before Auction

Date: 21/10/2021

Property Type: Townhouse (Res)



**13b Brosnan Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4 3 2

Price: \$1,378,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: Townhouse (Res)

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.