

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

7/45 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$739,000

Median sale price

Median price

\$888,250

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2022

to

30/06/2022

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 | 4/47 Wright St MCKINNON 3204 | \$770,000 | 20/07/2022 |
| 2 | 4/10 Capitol Av MCKINNON 3204 | \$745,000 | 18/06/2022 |
| 3 | 4/45 Brewer Rd BENTLEIGH 3204 | \$727,500 | 28/03/2022 |

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:

01/08/2022 09:49

7/45 Brewer Road, Bentleigh Vic 3204

**Jellis
Craig**

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

Indicative Selling Price

\$739,000

Median Unit Price

June quarter 2022: \$888,250



2 1 1

Property Type: Villa

Agent Comments

Comparable Properties



4/47 Wright St MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$770,000

Method: Private Sale

Date: 20/07/2022

Property Type: Unit



4/10 Capitol Av MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$745,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Unit

Land Size: 81 sqm approx



4/45 Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$727,500

Method: Private Sale

Date: 28/03/2022

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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