

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

203/36 BROWNS ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$311,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,162,750

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

102/36 BROWNS ROAD BENTLEIGH EAST VIC 3165	\$311,000	26-Jun-24
107/24 BECKET AVENUE BENTLEIGH EAST VIC 3165	\$375,000	08-Jul-24

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 6 months.

This Statement of Information was prepared on: 13 August 2024

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**102/36 BROWNS ROAD
BENTLEIGH EAST VIC 3165**

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Sold Price ^{RS} **\$311,000** ^{UN} Sold Date **26-Jun-24**Distance **0km****107/24 BECKET AVENUE
BENTLEIGH EAST VIC 3165**

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Sold Price ^{RS} **\$375,000** ^{UN} Sold Date **08-Jul-24**Distance **0.1km****RS** = Recent sale**UN** = Undisclosed Sale

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