

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

90 Brooks Street 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

or range
between

\$1,500,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,377,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Oct 2020

to

30 Sep 2021

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

40 Kennedy Street Bentleigh East VIC 3165	\$1,548,000	05-Jun-21
11 Waratah Street Bentleigh East VIC 3165	\$1,560,000	01-May-21

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: 21 October 2021

Register to inspect At Woodards we are committed to the wellbeing of our staff and the broader community. Before entering a property please ensure you have read and understand the following safety precautions. - Wear all personal protective equipment (PPE) at all times. - Follow all instructions from the property owner or agent. - Do not enter the property if you are not authorised to do so. - Do not touch anything inside the property. - Do not use any tools or equipment inside the property. - Do not enter the property if you are not authorised to do so.	40 Kennedy Street Bentleigh East VIC 3165 3 - -	Sold Price \$1,548,000 Sold Date 05-Jun-21 Distance 0.46km
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	11 Waratah Street Bentleigh East VIC 3165 3 1 2	Sold Price \$1,560,000 Sold Date 01-May-21 Distance 0.81km
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RS = Recent sale UN = Undisclosed Sale

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