

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

37 Brosnan Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$990,000

&

\$1,050,000

Median sale price

Median price

\$1,070,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2018

to

30/09/2019

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	61 Brady Rd BENTLEIGH EAST 3165	\$1,030,000	22/06/2019
2	28 Celia St BENTLEIGH EAST 3165	\$1,025,000	13/07/2019
3	48 Bellevue Rd BENTLEIGH EAST 3165	\$990,000	21/08/2019

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:

11/11/2019 13:23



Property Type:

Agent Comments

Comparable Properties



61 Brady Rd BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,030,000

Method: Sale

Date: 22/06/2019

Property Type: House (Res)

Land Size: 534 sqm approx



28 Celia St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,025,000

Method: Sale

Date: 13/07/2019

Property Type: House (Res)

Land Size: 582 sqm approx



48 Bellevue Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 21/08/2019

Property Type: House

Land Size: 545 sqm approx