

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

37b Brosnan Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,445,000

Median sale price

Median price

\$1,433,500

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

11/04/2021

to

10/04/2022

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	12b Blamey St BENTLEIGH EAST 3165	\$1,485,000	16/12/2021
2	9a Veronica St BENTLEIGH EAST 3165	\$1,465,000	10/03/2022
3	13a Brosnan Rd BENTLEIGH EAST 3165	\$1,465,000	16/11/2021

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:

11/04/2022 10:46

37b Brosnan Road, Bentleigh East Vic 3165

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,445,000

Median Townhouse Price

11/04/2021 - 10/04/2022: \$1,433,500



4 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



**12b Blamey St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4 3 2

Price: \$1,485,000

Method: Private Sale

Date: 16/12/2021

Property Type: Townhouse (Single)



9a Veronica St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,465,000

Method: Sold Before Auction

Date: 10/03/2022

Property Type: Townhouse (Res)



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

Agent Comments

4 3 2

Price: \$1,465,000

Method: Sold Before Auction

Date: 16/11/2021

Property Type: Townhouse (Res)

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



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