

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

21A Brosnan Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,209,999 Property Type House Suburb Bentleigh East

Period - From 16/02/2020 to 15/02/2021 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	13b Claronga St BENTLEIGH EAST 3165	\$1,150,000	30/12/2020
2	9a Glover St BENTLEIGH EAST 3165	\$1,140,000	26/11/2020
3	1/1 Kershaw St BENTLEIGH EAST 3165	\$1,120,000	10/12/2020

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:

16/02/2021 09:15



Rooms: 6
Property Type: Townhouse
Land Size: 281 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

16/02/2020 - 15/02/2021: \$1,209,999

Fabulous 4 bedroom + study 2.5 bathroom abode with a zoned family layout and low maintenance qualities, featuring a superb downstairs main bedroom, sleek stone kitchen (WI pantry), relaxed north facing living and dining opening onto a sun-drenched garden courtyard; and an upstairs children's domain with their own retreat. Appointed with ducted heating, evap cooling, R/C air cond, solar hot water, a shed & an auto garage, it's near Chesterville Road shops, King George VI Memorial Reserve, buses and Bentleigh East PS.

Comparable Properties



13b Claronga St BENTLEIGH EAST 3165 (REI) **Agent Comments**



Price: \$1,150,000
Method: Private Sale
Date: 30/12/2020
Property Type: Townhouse (Single)



9a Glover St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**



Price: \$1,140,000
Method: Sold Before Auction
Date: 26/11/2020
Property Type: Townhouse (Res)



1/1 Kershaw St BENTLEIGH EAST 3165 (REI) **Agent Comments**



Price: \$1,120,000
Method: Private Sale
Date: 10/12/2020
Property Type: Townhouse (Single)