

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

85 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,390,000

&

\$1,440,000

Median sale price

Median price \$1,546,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2020

to

31/03/2020

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	10 Theresa St BENTLEIGH 3204	\$1,416,000	07/12/2019
2	2 Vale St BENTLEIGH 3204	\$1,400,000	07/12/2019
3	11 London St BENTLEIGH 3204	\$1,395,000	27/11/2019

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:

21/05/2020 17:11



3 2 3

Property Type: House (Previously

Occupied - Detached)

Land Size: 695 sqm approx

Agent Comments

Custom built c1983 3-4 bedroom 2.5 bathroom single level home enjoying 2 entertaining zones, a Tasmanian Oak kitchen (w/ pantry), executive study/4th bedroom, a north facing rear garden (paved patio), zoned heating/air cond & a double auto garage. Near Bentleigh West PS.

Comparable Properties

10 Theresa St BENTLEIGH 3204 (REI)

Agent Comments

4 1 2

Price: \$1,416,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)



2 Vale St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Private Sale

Date: 07/12/2019

Property Type: House

Land Size: 596 sqm approx

11 London St BENTLEIGH 3204 (VG)

Agent Comments

4 - -

Price: \$1,395,000

Method: Sale

Date: 27/11/2019

Property Type: House (Res)

Land Size: 660 sqm approx