

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

74 Brooks Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2019

to

31/12/2019

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	10 Sheffield St BENTLEIGH EAST 3165	\$1,300,000	26/10/2019
2	1 Jassa St BENTLEIGH EAST 3165	\$1,300,000	23/12/2019
3	85 Tudor St BENTLEIGH EAST 3165	\$1,291,000	07/12/2019

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:

28/01/2020 16:33



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 753 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending December 2019: \$1,150,000

Comparable Properties



10 Sheffield St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,300,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 724 sqm approx



1 Jassa St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,300,000
Method: Private Sale
Date: 23/12/2019
Property Type: House



85 Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 3

Price: \$1,291,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 681 sqm approx