

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

2/59 Brooks Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,150,000 Property Type Unit Suburb Bentleigh East

Period - From 11/11/2020 to 10/11/2021 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	1/56 Goodrich St BENTLEIGH EAST 3165	\$950,000	13/08/2021
2	2/348 Huntingdale Rd OAKLEIGH SOUTH 3167	\$887,000	10/07/2021
3	1/39 Mackie Rd BENTLEIGH EAST 3165	\$825,000	11/09/2021

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:

11/11/2021 18:00

2/59 Brooks Street, Bentleigh East Vic 3165



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

11/11/2020 - 10/11/2021: \$1,150,000

Comparable Properties



1/56 Goodrich St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 1 2

Price: \$950,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: Unit

Land Size: 324 sqm approx



2/348 Huntingdale Rd OAKLEIGH SOUTH 3167
(REI/VG)

Agent Comments

3 2 1

Price: \$887,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)



1/39 Mackie Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

2 1 1

Price: \$825,000

Method: Sold Before Auction

Date: 11/09/2021

Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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