

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

14 Browns Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$810,000

Median sale price

Median price \$1,202,500

Property Type House

Suburb Bentleigh East

Period - From 01/10/2019

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	1/105 Tambet St BENTLEIGH EAST 3165	\$835,000	30/11/2019
2	1/43 Mackie Rd BENTLEIGH EAST 3165	\$810,000	08/11/2019
3	2/8 Dega Av BENTLEIGH EAST 3165	\$810,000	16/11/2019

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:

17/04/2020 16:31

14 Browns Road, Bentleigh East Vic 3165

**Jellis
Craig**

Robert De Freitas

9593 4500

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robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$810,000

Median House Price

December quarter 2019: \$1,202,500



2 1 1

Property Type: House (Previously

Occupied - Detached)

Land Size: 314 sqm approx

Agent Comments

Impeccable Art Deco 2 bedroom brick classic on a private garden corner. The perfect unit alternative, this blissful retreat enjoys 2 spacious bedrooms (BIRs), a striking lounge (gas heater), charming dining room (OFP), modern neutral kitchen/meals (Bosch dishwasher) & a sun splashed covered café deck. Filled with character, this solid brick gem has evap cooling, security, a delightful garden (shed) & auto gate to parking. Convenient so close to Centre Road shopping, transport, parks, GESAC, the library, schools & local clubs.

Comparable Properties



**1/105 Tambet St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

2 1 2

Price: \$835,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)



**1/43 Mackie Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

2 1 1

Price: \$810,000

Method: Sold Before Auction

Date: 08/11/2019

Property Type: Unit

Land Size: 156 sqm approx



2/8 Dega Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 2

Price: \$810,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Townhouse (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.