## 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

41 Brewer Road, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,797,500	Pro	operty Type	Hou	ISE		Suburb	Bentleigh
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/48 Queen St ORMOND 3204	\$1,650,000	24/08/2021
2	1 Fitzroy St MCKINNON 3204	\$1,595,000	27/05/2021
3	218 Patterson Rd BENTLEIGH 3204	\$1,595,000	22/05/2021

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:

29/09/2021 17:08







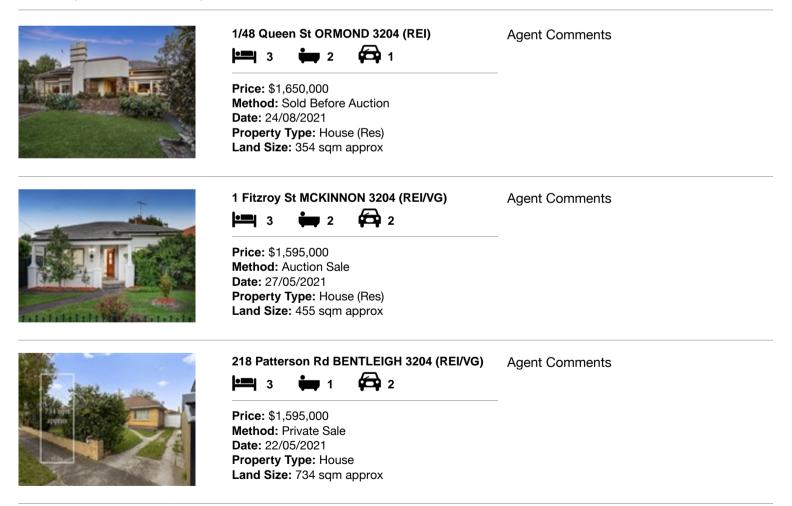
**Property Type:** House Agent Comments

9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Nick Renna

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price June quarter 2021: \$1,797,500

# **Comparable Properties**



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



propertydata

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