

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

28 Brian Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,363,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2021

to

31/03/2021

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	12 Moor St BENTLEIGH EAST 3165	\$1,570,000	27/02/2021
2	2 Derry St BENTLEIGH EAST 3165	\$1,420,000	12/02/2021
3	19 McGuinness Rd BENTLEIGH EAST 3165	\$1,361,000	21/02/2021

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:

18/05/2021 09:17



 4  2  3

Property Type: House

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



12 Moor St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,570,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 694 sqm approx



2 Derry St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,420,000

Method: Sold Before Auction

Date: 12/02/2021

Property Type: House (Res)

Land Size: 619 sqm approx



**19 McGuinness Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

 3  1  3

Price: \$1,361,000

Method: Auction Sale

Date: 21/02/2021

Property Type: House (Res)

Land Size: 591 sqm approx