## 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

23 Brosnan Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,250,000		&		\$1,350,000			
Median sale price								
Median price	\$1,426,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East
Period - From	01/10/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	38 Mackie Rd BENTLEIGH EAST 3165	\$1,285,000	07/02/2025
2	2 Elswill St BENTLEIGH EAST 3165	\$1,325,000	23/11/2024
3	11 Matthews Rd BENTLEIGH EAST 3165	\$1,325,000	05/10/2024

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:

27/02/2025 16:06





Kosta Mesaritis





Property Type: House

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2024: \$1,426,000

# **Comparable Properties**

38 Mackie Rd BENTLEIGH EAST 3165 (REI)   Image: Price: \$1,285,000   Method: Auction Sale   Date: 07/02/2025   Property Type: House (Res)	Agent Comments
2 Elswill St BENTLEIGH EAST 3165 (REI/VG)   Image: 1 Image: 2   Price: \$1,325,000   Method: Auction Sale   Date: 23/11/2024   Property Type: House (Res)   Land Size: 650 sqm approx	Agent Comments
11 Matthews Rd BENTLEIGH EAST 3165 (REI/VG) 4 2 2 2 Price: \$1,325,000 Method: Auction Sale Date: 05/10/2024 Property Type: House (Res) Land Size: 588 sqm approx	Agent Comments

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



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