

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

9 Brosa Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	23 Celia St BENTLEIGH EAST 3165	\$1,450,000	15/05/2021
2	19 Adrian St BENTLEIGH EAST 3165	\$1,395,000	01/05/2021
3	12 Northam Rd BENTLEIGH EAST 3165	\$1,336,000	05/12/2020

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:

26/05/2021 11:38



3 1 3

Property Type: House

Agent Comments

Classic 3 bedroom + study timber treasure with north facing rear aspect. With all the essential ingredients to renovate, rebuild or redevelop (STCA), it features a relaxed lounge, vintage kitchen/meals, a cheery bathroom and a peaceful north-facing rear garden. Comfortable to live in or let out, complete with ducted heating, security door, double carport, and a garage. A family friendly locale, walk to parks, cafés, Tucker Road Primary School and Bentleigh Secondary College, moments to the train and Centre Rd shops.

Comparable Properties



23 Celia St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,450,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 656 sqm approx



19 Adrian St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 2

Price: \$1,395,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)



12 Northam Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 3

Price: \$1,336,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 613 sqm approx