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 Brooks Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	n \$1,690,000		&		\$1,750,0	00		
Median sale p	rice							
Median price	\$1,363,000	Pro	operty Type	Hous	se		Suburb	Bentleigh East
Period - From	01/01/2021	to	31/03/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	13 York St BENTLEIGH EAST 3165	\$1,740,000	27/05/2021
2	5 Thornton St BENTLEIGH EAST 3165	\$1,815,000	17/04/2021
3	49 Ludwell Cr BENTLEIGH EAST 3165	\$1,730,000	13/03/2021

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.

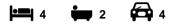
This Statement of Information was prepared on:

13/07/2021 11:30









Property Type: House Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price \$1,690,000 - \$1,750,000 Median House Price March quarter 2021: \$1,363,000

Outstanding 4 bedroom + study 2.5 bathroom single level poolside oasis, featuring 2-3 sumptuous living zones (electric fireplace), sublime stone kitchen (Miele dishwasher, WI pantry), luxe main bedroom (WIR/BIRs, ensuite), a travertine paved alfresco area (BBQ kitchen) & resort-style solar heated pool in the north facing rear garden. Full of comfort, it has zoned ducted heating/air cond, solar hot water, double glazing & double auto garage. In the Coatesville PS zone, walk to Mackie Road shops, bus & parks.

Comparable Properties

13 York St BENTLEIGH EAST 3165 (REI) 13 York St BENTLEIGH EAST 3165 (REI) 14 2 2 2 Price: \$1,740,000 Method: Auction Sale Date: 27/05/2021 Property Type: House (Res) Land Size: 613 sqm approx	Agent Comments
5 Thornton St BENTLEIGH EAST 3165 (REI) 4 3 5 Price: \$1,815,000 Method: Auction Sale Date: 17/04/2021 Property Type: House Land Size: 571 sqm approx	Agent Comments
49 Ludwell Cr BENTLEIGH EAST 3165 (REI/VG) ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓	Agent Comments

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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.