

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 consumer.vic.gov.au/underquoting

Range between \$1,690,000

&

\$1,750,000

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	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



4
 2
 4

Property Type: House
Land Size: 585 sqm approx

Agent Comments

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.

Indicative Selling Price

\$1,690,000 - \$1,750,000

Median House Price

March quarter 2021: \$1,363,000

Comparable Properties



13 York St BENTLEIGH EAST 3165 (REI)

Agent Comments

4
 2
 2

Price: \$1,740,000
Method: Auction Sale
Date: 27/05/2021
Property Type: House (Res)
Land Size: 613 sqm approx



5 Thornton St BENTLEIGH EAST 3165 (REI)

Agent Comments

4
 3
 5

Price: \$1,815,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House
Land Size: 571 sqm approx



49 Ludwell Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,730,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House
Land Size: 580 sqm approx