

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 between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,432,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2022

to

31/03/2023

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	84 Parkmore Rd BENTLEIGH EAST 3165	\$1,305,000	22/04/2023
2	5 Glover St BENTLEIGH EAST 3165	\$1,200,000	04/05/2023
3	15 Rudyard St BENTLEIGH EAST 3165	\$1,170,000	05/05/2023

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:

11/05/2023 16:16

23 Brosnan Road, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2023: \$1,432,500



3 1 2

Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



84 Parkmore Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 1 2

Price: \$1,305,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)



5 Glover St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 1 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 04/05/2023

Property Type: House



15 Rudyard St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 2

Price: \$1,170,000

Method: Sold Before Auction

Date: 05/05/2023

Property Type: House

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



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