

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 1/49 Browns Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,250,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2023 to 31/12/2023 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 | 1/69 Purtell St BENTLEIGH EAST 3165 | \$1,200,000 | 13/02/2024 |
| 2 | 4/3 Elizabeth St BENTLEIGH EAST 3165 | \$1,165,000 | 10/02/2024 |
| 3 | 14 Norville St BENTLEIGH EAST 3165 | \$1,160,000 | 17/02/2024 |

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:

27/02/2024 04:29



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 263 approx sqm
approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
December quarter 2023: \$1,250,000

Comparable Properties



1/69 Purtell St BENTLEIGH EAST 3165 (REI) Agent Comments

3 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 13/02/2024
Property Type: Townhouse (Res)



4/3 Elizabeth St BENTLEIGH EAST 3165 (REI) Agent Comments

3 2 1

Price: \$1,165,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)



14 Norville St BENTLEIGH EAST 3165 (REI) Agent Comments

3 2 2

Price: \$1,160,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 438 sqm approx

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