

# 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 Brosnan Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,405,125

Property Type House

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	10 Brosnan Rd BENTLEIGH EAST 3165	\$1,300,000	04/12/2023
2	326 Chesterville Rd BENTLEIGH EAST 3165	\$1,230,000	09/12/2023
3	12 Greenview Ct BENTLEIGH EAST 3165	\$1,200,000	20/12/2023

**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:

10/04/2024 12:41

1 Brosnan Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Sarah Gursansky

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 4  1  4

**Property Type:** House

**Land Size:** 597 sqm approx

Agent Comments

**Indicative Selling Price**

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

**Median House Price**

December quarter 2023: \$1,405,125

## Comparable Properties

10 Brosnan Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

 3  -  -

**Price:** \$1,300,000

**Method:** Sale

**Date:** 04/12/2023

**Property Type:** House (Res)

**Land Size:** 625 sqm approx



326 Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 605 sqm approx



12 Greenview Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  3

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** House

**Land Size:** 594 sqm approx

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



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