## 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

12 Brooks Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$2,750,000	&	\$2,950,000				
Median sale price*							
Median price		Property Type	Suburb	Bentleigh East			
Period - From	•	to	Source				

#### 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 sixmonths 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	5 Kennedy St BENTLEIGH EAST 3165	\$3,000,000	14/03/2024
2	40 Deakin St BENTLEIGH EAST 3165	\$2,975,000	02/12/2023
3			

OR

**B**<sup>\*</sup> 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:

23/04/2024 11:49

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: House (Res) Land Size: 590 sqm approx Agent Comments Indicative Selling Price \$2,750,000 - \$2,950,000 No median price available

# **Comparable Properties**



5 Kennedy St BENTLEIGH EAST 3165 (REI)



Price: \$3,000,000 Method: Sold Before Auction Date: 14/03/2024 Property Type: House Land Size: 729 sqm approx

Agent Comments

40 Deakin St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$2,975,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 616 sqm approx

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.

#### Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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