

## 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

2/62 BROOKS STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

3/420 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167	\$950,000	05-Aug-23
3/2 NORVILLE STREET BENTLEIGH EAST VIC 3165	\$928,000	08-Jul-23
8/107-109 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$895,000	29-Apr-23

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 6 months.

This Statement of Information was prepared on: 01 November 2023



**3/420 HUNTINGDALE ROAD  
 OAKLEIGH SOUTH VIC 3167**

 3  2  1

Sold Price

<sup>RS</sup> **\$950,000** Sold Date **05-Aug-23**

Distance **1.95km**



**3/2 NORVILLE STREET BENTLEIGH  
 EAST VIC 3165**

 3  1  1

Sold Price

**\$928,000** Sold Date **08-Jul-23**

Distance **2.17km**



**8/107-109 EAST BOUNDARY ROAD  
 BENTLEIGH EAST VIC 3165**

 3  1  2

Sold Price

**\$895,000** Sold Date **29-Apr-23**

Distance **2.25km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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