

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 22a Browns Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,413,750 Property Type Townhouse Suburb Bentleigh East

Period - From 21/05/2023 to 20/05/2024 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	6b Mavho St BENTLEIGH 3204	\$2,000,000	14/05/2024
2	15a Abbin Av BENTLEIGH EAST 3165	\$1,975,000	27/04/2024
3	5a York St BENTLEIGH EAST 3165	\$1,820,000	16/03/2024

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: 21/05/2024 09:03



 4  3  2

Property Type: Townhouse

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median Townhouse Price
21/05/2023 - 20/05/2024: \$1,413,750

Comparable Properties



6b Mavho St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$2,000,000

Method: Sold Before Auction

Date: 14/05/2024

Property Type: Townhouse (Res)

Land Size: 367 sqm approx



15a Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,975,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)



5a York St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  4  2

Price: \$1,820,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)

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