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

38 Brian Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,420,000	Pro	operty Type	Hous	se		Suburb	Bentleigh East
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1 Richard St BENTLEIGH EAST 3165	\$1,385,000	06/03/2024
2	6 Wards Gr BENTLEIGH EAST 3165	\$1,280,000	10/02/2024
3	78 Tucker Rd BENTLEIGH 3204	\$1,250,000	06/11/2023

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:

03/04/2024 15:54









Property Type: Land Size: 612 sqm approx Agent Comments

Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** Year ending December 2023: \$1,420,000

Comparable Properties



1 Richard St BENTLEIGH EAST 3165 (REI)



Price: \$1,385,000 Method: Private Sale Date: 06/03/2024 Property Type: House Land Size: 620 sqm approx

Agent Comments

Agent Comments



6 Wards Gr BENTLEIGH EAST 3165 (REI)



Price: \$1,280,000 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res) Land Size: 585 sqm approx

78 Tucker Rd BENTLEIGH 3204 (REI/VG)



Agent Comments

Price: \$1,250,000 Method: Private Sale Date: 06/11/2023 Property Type: House Land Size: 597 sqm approx

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



propertydata

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