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	42a Brewer Road, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,641,000	Pro	perty Type	louse		Suburb	Bentleigh
Period - From	12/03/2023	to	11/03/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/14 Whitmuir Rd BENTLEIGH 3204	\$880,000	12/01/2024
2	15/27 Patterson Rd BENTLEIGH 3204	\$877,000	12/10/2023
3	1/19 Murray Rd ORMOND 3204	\$870,200	08/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/03/2024 12:17



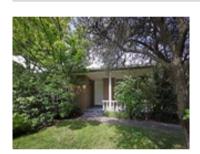






Indicative Selling Price \$800,000 - \$880,000 Median House Price 12/03/2023 - 11/03/2024: \$1,641,000

Comparable Properties



6/14 Whitmuir Rd BENTLEIGH 3204 (REI)

4 2 **-** 1 **-**

Price: \$880,000 Method: Private Sale Date: 12/01/2024 Property Type: Unit **Agent Comments**



15/27 Patterson Rd BENTLEIGH 3204 (REI)

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Price: \$877,000

Method: Sold Before Auction

Date: 12/10/2023 Property Type: Unit Agent Comments



1/19 Murray Rd ORMOND 3204 (VG)

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Price: \$870,200 Method: Sale Date: 08/11/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



