

# 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

42a Brewer Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

### Median sale price

Median price

\$1,641,000

Property Type

House

Suburb

Bentleigh

Period - From

12/03/2023

to

11/03/2024

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	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 comparable properties 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



**Property Type:** Strata Unit/Flat

Agent Comments

**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)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** Unit



**15/27 Patterson Rd BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$877,000

**Method:** Sold Before Auction

**Date:** 12/10/2023

**Property Type:** Unit



**1/19 Murray Rd ORMOND 3204 (VG)**

Agent Comments



**Price:** \$870,200

**Method:** Sale

**Date:** 08/11/2023

**Property Type:** Flat/Unit/Apartment (Res)

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