

# 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 56 Brosnan Road, 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)

Single price  or range between \$1,250,000 & \$1,300,000

### Median sale price

Median price \$1,420,500 Property type House Suburb BENTLEIGH EAST  
Period - From 10/05/2023 to 09/05/2024 Source core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	13 Northam Road Bentleigh East Vic 3165	\$1,360,000	2024-02-24
2	6 East Boundary Road, Bentleigh East Vic 3165	\$1,100,000	2024-03-06
3	14 Marrbridge Road Moorabbin Vic 3189	\$1,215,000	2023-11-25

This Statement of Information was prepared on: 10/05/2024

