

# 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

76 Brooks Street, Bentleigh East, VIC 3165
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### Indicative selling price

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

Single price 

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 or range between 

\$1,485,000
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 & 

\$1,565,000
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### Median sale price

Median price 

\$1,417,500
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 Property type 

House
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 Suburb 

BENTLEIGH EAST
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Period - From 

16/04/2023
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 to 

15/04/2024
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 Source 

core_logic
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### 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		
2		
3		

This Statement of Information was prepared on: 

16/04/2024
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