

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
130 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,517,500 House Unit Suburb Bentleigh

Period - From 01/04/2018 to 30/06/2018 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	22a Mcarthur St BENTLEIGH 3204	\$1,500,000	13/03/2018
2	28a Atkinson St BENTLEIGH 3204	\$1,470,000	29/06/2018
3	12b Uonga Rd BENTLEIGH 3204	\$1,457,000	16/06/2018

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.



4 3 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



22a Mcarthur St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Sold Before Auction

Date: 13/03/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 334 sqm approx



28a Atkinson St BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,470,000

Method: Sale

Date: 29/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 678 sqm approx



12b Uonga Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,457,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: Townhouse (Res)