

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

2/45 Brewer Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$732,500

Median sale price

Median price \$1,050,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2021

to 31/03/2022

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	4/10 Capitol Av MCKINNON 3204	\$745,000	18/06/2022
2	4/45 Brewer Rd BENTLEIGH 3204	\$727,500	28/03/2022
3			

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:

23/06/2022 10:47



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$732,500
Median Unit Price
Year ending March 2022: \$1,050,000

Comparable Properties



4/10 Capitol Av MCKINNON 3204 (REI)

[Agent Comments](#)

2 1 1

Price: \$745,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Unit
Land Size: 81 sqm approx



4/45 Brewer Rd BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$727,500
Method: Private Sale
Date: 28/03/2022
Property Type: Unit

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.