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	2/62 BROOKS STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$870,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,050,000	Property type	Unit	Suburb	Bentleigh East
Period-from	01 Nov 2022	to	31 Oct 2023	Source	Corelogic

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 6 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
1/575 WARRIGAL ROAD BENTLEIGH EAST VIC 3165	$915,000	20-Jul-23
2/3 REID STREET OAKLEIGH SOUTH VIC 3167	$860,000	02-Sep-23
3/2 NORVILLE STREET BENTLEIGH EAST VIC 3165	$928,000	08-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 11 November 2023

OBrien Real Estate
Max Martinucci
P 9088 8608
M 0402133505
E max.m@obrienrealestate.com.au



1/575 WARRIGAL ROAD BENTLEIGH EAST VIC 3165

3 2 2

Sold Price **$915,000** Sold Date **20-Jul-23**

Distance **1.6km**



2/3 REID STREET OAKLEIGH SOUTH VIC 3167

3 2 1

Sold Price **$860,000** Sold Date **02-Sep-23**

Distance **0.85km**



3/2 NORVILLE STREET BENTLEIGH EAST VIC 3165

3 1 1

Sold Price **$928,000** Sold Date **08-Jul-23**

Distance **2.16km**

RS = Recent sale **UN** = Undisclosed Sale

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