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	203/36 BROWNS ROAD 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	$285,000	&	$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,124,500	Property type	Unit	Suburb	Bentleigh East
Period-from	01 Nov 2023	to	31 Oct 2024	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
214/24 BECKET AVENUE BENTLEIGH EAST VIC 3165	350000	14-Aug-24
102/36 BROWNS ROAD BENTLEIGH EAST VIC 3165	311000	23-Jun-24

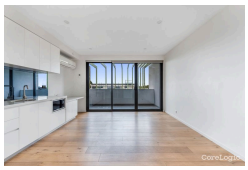
OR

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: 28 November 2024

OBrien Real Estate

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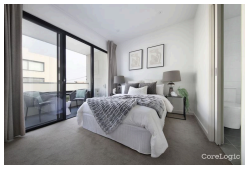


214/24 BECKET AVENUE BENTLEIGH EAST VIC 3165

1 1 1

Sold Price **350000** Sold Date **14-Aug-24**

Distance **0.1km**



102/36 BROWNS ROAD BENTLEIGH EAST VIC 3165

1 1 -

Sold Price **311000** Sold Date **23-Jun-24**

Distance **-**

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

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