

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

2/3 Brady Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$1,168,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2020 to 31/03/2020 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	1/2 Boynton St BENTLEIGH EAST 3165	\$852,000	29/02/2020
2	1/45 East Boundary Rd BENTLEIGH EAST 3165	\$842,000	13/11/2019
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:

11/05/2020 15:45



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Property Type: Unit

Agent Comments

Comparable Properties



1/2 Boynton St BENTLEIGH EAST 3165 (VG)

Agent Comments

 2  -  -

Price: \$852,000

Method: Sale

Date: 29/02/2020

Property Type: Flat/Unit/Apartment (Res)



**1/45 East Boundary Rd BENTLEIGH EAST
3165 (REI/VG)**

Agent Comments

 3  1  1

Price: \$842,000

Method: Sold Before Auction

Date: 13/11/2019

Property Type: Villa

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.