Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 57 Brady Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$950,000		&		\$1,020,000					
Median sale p	edian sale price									
Median price	\$1,252,500	Pro	operty Type	Hou	ISE		Suburb	Bentleigh East		
Period - From	01/01/2020	to	31/03/2020)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8 Wards Gr BENTLEIGH EAST 3165	\$1,030,000	09/04/2020
2	9 Haigh St BENTLEIGH EAST 3165	\$1,000,000	25/03/2020
3	1 Celia St BENTLEIGH EAST 3165	\$1,000,000	08/04/2020

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:

29/06/2020 17:46



57 Brady Road, Bentleigh East Vic 3165



Ari Levin





Rooms: 2 Property Type: House Land Size: 561 sqm approx Agent Comments 9573 6100 0407 412 142 arilevin@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,020,000 Median House Price March quarter 2020: \$1,252,500

Comparable Properties

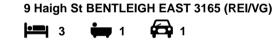


8 Wards Gr BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,030,000 Method: Private Sale Date: 09/04/2020 Rooms: 5 Property Type: House Land Size: 585 sqm approx

Agent Comments





Price: \$1,000,000 Method: Sold Before Auction Date: 25/03/2020 Property Type: House (Res) Land Size: 573 sqm approx

1 Celia St BENTLEIGH EAST 3165 (REI)



Agent Comments



Account - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.