

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

57 Brady Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000

&

\$1,020,000

Median sale price

Median price \$1,252,500

Property Type House

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 | 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

**Jellis
Craig**

Ari Levin

9573 6100

0407 412 142

arilevin@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,020,000

Median House Price

March quarter 2020: \$1,252,500



Rooms: 2

Property Type: House

Land Size: 561 sqm approx

Agent Comments

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



9 Haigh St BENTLEIGH EAST 3165 (REI/VG)

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



Price: \$1,000,000

Method: Private Sale

Date: 08/04/2020

Property Type: House

Land Size: 581 sqm approx

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.