## 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

35 Bradford Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,504,000	Pro	operty Type	Hous	se		Suburb	Bentleigh East
Period - From	01/04/2024	to	30/06/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	62 Stockdale Av BENTLEIGH EAST 3165	\$1,657,000	31/08/2024
2	14 Veronica St BENTLEIGH EAST 3165	\$1,640,000	25/05/2024
3	22 Brady Rd BENTLEIGH EAST 3165	\$1,610,000	08/04/2024

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:

10/09/2024 15:48







**Property Type:** House **Land Size:** 595 sqm approx Agent Comments Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price June quarter 2024: \$1,504,000

# Comparable Properties



62 Stockdale Av BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,657,000 Method: Auction Sale Date: 31/08/2024 Property Type: House (Res) Land Size: 592 sqm approx



14 Veronica St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,640,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Land Size: 591 sqm approx



22 Brady Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,610,000 Method: Private Sale Date: 08/04/2024 Property Type: House Land Size: 681 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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