

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 consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,504,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2024 to 30/06/2024 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	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.~~

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Property Type: House

Land Size: 595 sqm approx

Agent Comments

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