## 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

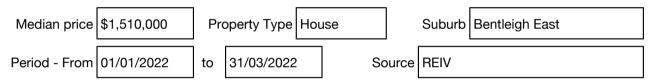
6B Bradford Street, Bentleigh East Vic 3165

## Indicative selling price

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Single price \$1,480,000

#### Median sale price



## 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	10b Bradford St BENTLEIGH EAST 3165	\$1,525,000	04/01/2022
2	9a Veronica St BENTLEIGH EAST 3165	\$1,465,000	10/03/2022
3	26b Bradford St BENTLEIGH EAST 3165	\$1,410,000	01/12/2021

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:

26/04/2022 08:59





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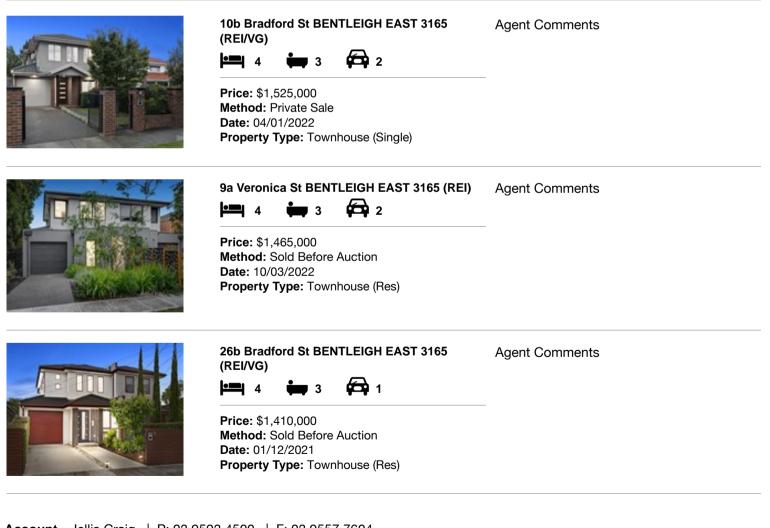




**Property Type:** Townhouse (Res) **Land Size:** 375 sqm approx Agent Comments Indicative Selling Price \$1,480,000 Median House Price March quarter 2022: \$1,510,000

Brand new architect designed 4 bedroom plus study 3 bathroom town residence making a statement of individuality and superior quality, enjoying 2 impressive living zones (or study), a streamlined stone kitchen (butler's pantry), a private main bedroom suite (balcony), downstairs office/4th bedroom and a generous landscaped rear garden with decking. Unique in its finishes, it has high-quality flooring, reverse cycle air conditioning, shed and an auto garage. In Yarra Yarra Golf Course serenity, walk to Coatesville Primary School.

# **Comparable Properties**



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



Propertydata

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