

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

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

Single price

\$1,480,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2022

to

31/03/2022

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	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



4 3 2

Property Type: Townhouse (Res)

Land Size: 375 sqm approx

Agent Comments

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



10b Bradford St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,525,000

Method: Private Sale

Date: 04/01/2022

Property Type: Townhouse (Single)



9a Veronica St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,465,000

Method: Sold Before Auction

Date: 10/03/2022

Property Type: Townhouse (Res)



26b Bradford St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 1

Price: \$1,410,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: Townhouse (Res)