

# 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

33a Brady Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,310,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2021 to 30/09/2021 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	17a Matilda Rd MOORABBIN 3189	\$1,202,000	15/05/2021
2			
3			

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: 26/10/2021 18:55



3 2.5 2

**Property Type:** House (Res)

**Land Size:** 301 sqm approx

**Agent Comments**

Impressive 3 bedroom + study 2.5 bathroom town residence with a 2-storey void, raked ceilings, 2-3 superb entertaining areas (gas log fire), 2 alfresco areas (one covered), a sensational stone kitchen (900mm stove) & auto garage (auto gate). Walk to Chesterville Rd shops.

## Comparable Properties



**17a Matilda Rd MOORABBIN 3189 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,202,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** Townhouse (Res)

**Land Size:** 297 sqm approx

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.