

# 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

172 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

&

\$1,225,000

### Median sale price

Median price \$1,107,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2019

to 30/06/2019

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	34b Lesden St BENTLEIGH EAST 3165	\$1,260,000	24/09/2019
2	2a Bellevue Rd BENTLEIGH EAST 3165	\$1,250,000	07/09/2019
3	35 Brady Rd BENTLEIGH EAST 3165	\$1,200,000	21/09/2019

**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:

15/10/2019 12:54

172 Brady Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Robert De Freitas

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**Indicative Selling Price**

\$1,150,000 - \$1,225,000

**Median Unit Price**

June quarter 2019: \$1,107,500



 4  3  2

**Property Type:** Townhouse

**Land Size:** 375 sqm approx

Agent Comments

Impressive new 4 bedroom 3.5 bathroom sensation with high end quality, featuring an amazing entrance, wide entry/study area, downstairs guest bedroom (BIRs & sublime ensuite); seamless honed stone kitchen (Bosch appliances), 2 north facing entertaining zones, stunning main bedroom (WIR & luxe ensuite), a covered deck (mains gas) in the generous backyard, 3m ceilings, Silestone benchtops, zoned ducted heating/air cond & auto garage. Between St Peters School & Centenary Park, walk to buses & Centre Rd shops. Coatesville PS zone.

## Comparable Properties



**34b Lesden St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 24/09/2019

**Property Type:** Townhouse (Single)



**2a Bellevue Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** Townhouse (Res)

**Land Size:** 262 sqm approx



**35 Brady Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  1

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** Townhouse (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.