

# 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

170 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 \$1,290,000

&

\$1,340,000

### Median sale price

Median price \$1,112,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2020

to 31/12/2020

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	109b Marlborough St BENTLEIGH EAST 3165	\$1,385,000	12/12/2020
2	7B Abbin Av BENTLEIGH EAST 3165	\$1,350,000	08/12/2020
3	6b Claronga St BENTLEIGH EAST 3165	\$1,310,000	20/12/2020

**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:

23/01/2021 19:24



 4  3  2

**Property Type:** Townhouse

**Land Size:** 360 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,290,000 - \$1,340,000

**Median Unit Price**

Year ending December 2020: \$1,112,500

## Comparable Properties



**109b Marlborough St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  1

**Price:** \$1,385,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Townhouse (Res)



**7B Abbin Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  3

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 08/12/2020

**Property Type:** Townhouse (Res)



**6b Claronga St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 20/12/2020

**Property Type:** Townhouse (Single)