

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

2/3 Brady Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$930,000 & \$980,000

Median sale price

Median price \$1,258,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/04/2021

to 30/06/2021

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	1/127 East Boundary Rd BENTLEIGH EAST 3165	\$972,000	15/05/2021
2	2a Mervin St BENTLEIGH EAST 3165	\$955,000	16/05/2021
3	2/53 Bulli St MOORABBIN 3189	\$955,000	17/04/2021

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:

06/10/2021 12:26

2/3 Brady Road, Bentleigh East Vic 3165

Ben Quigley
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3 2 2

Property Type: Townhouse (Res)
Land Size: 355 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$980,000
Median Unit Price
June quarter 2021: \$1,258,500

Comparable Properties



1/127 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$972,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Unit



2a Mervin St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$955,000
Method: Auction Sale
Date: 16/05/2021
Property Type: Unit



2/53 Bulli St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 1

Price: \$955,000
Method: Sold Before Auction
Date: 17/04/2021
Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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