

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

52A Brady Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2022

to 31/12/2022

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	18b Mackie Rd BENTLEIGH EAST 3165	\$1,510,000	06/12/2022
2	11a Adrian St BENTLEIGH EAST 3165	\$1,500,000	06/09/2022
3	34a Matthews Rd BENTLEIGH EAST 3165	\$1,477,000	16/09/2022

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:

01/02/2023 10:03



4 2 3

Property Type: House

Land Size: 377 sqm approx

Agent Comments

Comparable Properties



18b Mackie Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,510,000

Method: Private Sale

Date: 06/12/2022

Property Type: Townhouse (Single)



11a Adrian St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 06/09/2022

Property Type: Townhouse (Single)

Land Size: 293 sqm approx



34a Matthews Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 1

Price: \$1,477,000

Method: Sold Before Auction

Date: 16/09/2022

Property Type: Townhouse (Res)

Land Size: 293 sqm approx