

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

121 Brady Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,080,000

Median sale price

Median price \$1,218,750

House

X

Unit

Suburb Bentleigh East

Period - From 01/04/2018

to

30/06/2018

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	170 Brady Rd BENTLEIGH EAST 3165	\$1,190,000	23/04/2018
2	104 Brady Rd BENTLEIGH EAST 3165	\$1,045,000	21/06/2018
3	11 Brady Rd BENTLEIGH EAST 3165	\$960,000	08/06/2018

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.



 3  1  1

Rooms:
Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price

\$1,080,000

Median House Price

June quarter 2018: \$1,218,750

Comparable Properties



170 Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  1  3

Price: \$1,190,000
Method: Auction Sale
Date: 23/04/2018
Rooms: -
Property Type: House (Res)



104 Brady Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,045,000
Method: Private Sale
Date: 21/06/2018
Rooms: -
Property Type: House
Land Size: 510 sqm approx



11 Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$960,000
Method: Private Sale
Date: 08/06/2018
Rooms: -
Property Type: House
Land Size: 585 sqm approx