

# 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

38 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,446,500

Property Type House

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	10 Edinburgh St BENTLEIGH EAST 3165	\$1,480,000	31/07/2021
2	50 Denver St BENTLEIGH EAST 3165	\$1,305,000	21/07/2021
3	23 Victor Rd BENTLEIGH EAST 3165	\$1,400,000	24/06/2021

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:

02/08/2021 14:07

38 Brady Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

June quarter 2021: \$1,446,500



 4  2  2

**Property Type:** House

Agent Comments

## Comparable Properties



**10 Edinburgh St BENTLEIGH EAST 3165 (REI)** Agent Comments

 2  1  1

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 31/07/2021

**Property Type:** House (Res)

**Land Size:** 595 sqm approx



**50 Denver St BENTLEIGH EAST 3165 (REI)** Agent Comments

 3  1  2

**Price:** \$1,305,000

**Method:** Sold Before Auction

**Date:** 21/07/2021

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**23 Victor Rd BENTLEIGH EAST 3165 (REI)** Agent Comments

 3  2  3

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 24/06/2021

**Property Type:** House (Res)

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