

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

11 Bradford Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,180,000

&

\$1,260,000

Median sale price

Median price \$1,300,000

House

X

Unit

Suburb Bentleigh East

Period - From 01/10/2017

to

31/12/2017

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	34 Northam Rd BENTLEIGH EAST 3165	\$1,296,000	14/04/2018
2	10 Almurta Rd BENTLEIGH EAST 3165	\$1,205,000	24/02/2018
3	17 Kenjulie Dr BENTLEIGH EAST 3165	\$1,200,000	28/03/2018

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 

Rooms:

Property Type: House (Res)

Land Size: 602.218 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,260,000

Median House Price

December quarter 2017: \$1,300,000

Comparable Properties



34 Northam Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,296,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx



10 Almurta Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  4

Price: \$1,205,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 639 sqm approx



17 Kenjule Dr BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Private Sale

Date: 28/03/2018

Rooms: -

Property Type: House