

# 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 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,420,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2023

to 31/03/2023

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 | 23 Brosnan Rd BENTLEIGH EAST 3165     | \$1,260,000 | 03/06/2023   |
| 2 | 10 Victor Rd BENTLEIGH EAST 3165      | \$1,255,000 | 27/05/2023   |
| 3 | 76 Gladesville Dr BENTLEIGH EAST 3165 | \$1,246,000 | 17/06/2023   |

**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:

29/06/2023 11:10

11 Brady Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Robert De Freitas

9593 4500

0421 430 350

robertdefreitas@jellisrcraig.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

March quarter 2023: \$1,420,000



3 2 3

**Property Type:** House

**Land Size:** 588 sqm approx

**Agent Comments**

## Comparable Properties



**23 Brosnan Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House

**Land Size:** 590 sqm approx



**10 Victor Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 632 sqm approx



**76 Gladesville Dr BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,246,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

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



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