



3
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 1

Rooms: 4**Property Type:** Unit**Land Size:** 122 sqm approx

Agent Comments

Lush with tropical gardens, this relaxing single level 3 bedroom 2 bathroom rear town residence is a stylish oasis of easy living. Glistening with newly polished boards, this quality built home enjoys a security entry, an inviting entry foyer, elegant main bedroom (WIR & timeless ensuite), fabulous open plan living & dining with chic granite kitchen (new cooking appliances), double doors to a sail covered deck in a private low maintenance garden paradise, ducted heating, evap cooling & an auto garage. Metres to 2 buses, a choice of schools and gorgeous parks.

Comparable Properties

**2/6 Richard St BENTLEIGH EAST 3165 (REI)**

Agent Comments

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Very comparable unit with 3 beds and 2 bathrooms

Price: \$882,501**Method:** Sold Before Auction**Date:** 12/04/2017**Rooms:** -**Property Type:** Unit**Land Size:** 326 sqm approx**2/575 Warrigal Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

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 2

Comparable single level unit with 3 bedrooms and 2 bathrooms with a similar outdoor space

Price: \$850,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 321 sqm approx**2/10 Chester St BENTLEIGH EAST 3165 (REI)**

Agent Comments

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Similar rear unit with 3 bedrooms and lock up garage

Price: \$809,000**Method:** Auction Sale**Date:** 29/04/2017**Rooms:** 5**Property Type:** Unit

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

2/62 Brady Road, Bentleigh East Vic 3165

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$920,000

Unit X

Suburb Bentleigh East

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/6 Richard St BENTLEIGH EAST 3165	\$882,501	12/04/2017
2/575 Warrigal Rd BENTLEIGH EAST 3165	\$850,000	20/05/2017
2/10 Chester St BENTLEIGH EAST 3165	\$809,000	29/04/2017