## 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

131 Brady Road, Bentleigh East Vic 3165

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ing  |        |                |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|----------------|
| Range betwee    | \$1,350,000       |      | &            |      | \$1,450,000 |      |        |                |
| Median sale p   | rice              |      |              |      |             |      |        |                |
| Median price    | \$1,405,125       | Pro  | operty Type  | Hou  | se          |      | Suburb | Bentleigh East |
| Period - From   | 01/10/2023        | to   | 31/12/2023   |      | So          | urce | 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.

| Ade | dress of comparable property        | Price       | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1   | 6 York St BENTLEIGH EAST 3165       | \$1,420,000 | 01/02/2024   |
| 2   | 37 Edinburgh St BENTLEIGH EAST 3165 | \$1,400,000 | 28/10/2023   |
| 3   | 67 Wingate St BENTLEIGH EAST 3165   | \$1,360,000 | 12/01/2024   |

OR

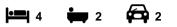
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/02/2024 15:46







Rooms: 8 Property Type: House Land Size: 720 m 2 approx sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2023: \$1,405,125

# **Comparable Properties**



6 York St BENTLEIGH EAST 3165 (REI)



Price: \$1,420,000 Method: Sold Before Auction Date: 01/02/2024 Property Type: House (Res) Land Size: 613 sqm approx Agent Comments



Price: \$1,400,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res) Land Size: 584 sqm approx



67 Wingate St BENTLEIGH EAST 3165 (REI)

37 Edinburgh St BENTLEIGH EAST 3165 (REI) Agent Comments



Agent Comments

Price: \$1,360,000 Method: Private Sale Date: 12/01/2024 Property Type: House

#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



propertydata

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