## 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

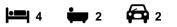
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.