

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 consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,405,125

Property Type House

Suburb Bentleigh East

Period - From 01/10/2023

to 31/12/2023

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	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 m² 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)

Agent Comments



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



37 Edinburgh St BENTLEIGH EAST 3165 (REI) 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)

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