

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

166 Brady Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,447,500 Property Type House Suburb Bentleigh East

Period - From 03/06/2023 to 02/06/2024 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	12 Greenview Ct BENTLEIGH EAST 3165	\$1,200,000	20/12/2023
2	107 Tucker Rd BENTLEIGH 3204	\$1,180,000	13/04/2024
3	11 Hill St BENTLEIGH EAST 3165	\$1,170,000	25/10/2023

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:

03/06/2024 11:20



Property Type:
Divorce/Estate/Family Transfers
Land Size: 749 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
03/06/2023 - 02/06/2024: \$1,447,500

Comparable Properties



12 Greenview Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 20/12/2023
Property Type: House
Land Size: 594 sqm approx



107 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 13/04/2024
Property Type: House



11 Hill St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 671 sqm approx

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