### 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

25 Bradford Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,740,000		&		\$1,800,000				
Median sale p	rice								
Median price	\$1,405,125	Pro	operty Type	Hous	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.

Ad	dress of comparable property	Price	Date of sale
1	25 Beddoe Av BENTLEIGH EAST 3165	\$1,896,000	16/12/2023
2	2 Tasman Rd BENTLEIGH EAST 3165	\$1,840,000	14/10/2023
3	18 Almurta Rd BENTLEIGH EAST 3165	\$1,675,000	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:

22/01/2024 10:18



# buxton





**Property Type:** House **Land Size:** 615 sqm approx Agent Comments Indicative Selling Price \$1,740,000 - \$1,800,000 Median House Price December quarter 2023: \$1,405,125

## **Comparable Properties**



25 Beddoe Av BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,896,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res)



2 Tasman Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,840,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 588 sqm approx



18 Almurta Rd BENTLEIGH EAST 3165 (REI/VG)



Price: \$1,675,000 Method: Private Sale Date: 25/10/2023 Property Type: House Land Size: 677 sqm approx

#### Account - Buxton | P: 03 9563 9933



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Agent Comments