

# 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 5 Brad Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,600,000

### Median sale price

Median price \$1,425,000 Property Type Townhouse Suburb Bentleigh East

Period - From 14/11/2022 to 13/11/2023 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	7b Huntingdon Rd BENTLEIGH EAST 3165	\$1,668,000	05/08/2023
2	10b May St BENTLEIGH EAST 3165	\$1,636,000	10/09/2023
3	13b Neville St BENTLEIGH EAST 3165	\$1,581,000	11/11/2023

**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: 14/11/2023 18:15



4 3 2

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,600,000  
**Median Townhouse Price**  
14/11/2022 - 13/11/2023: \$1,425,000

## Comparable Properties



**7b Huntingdon Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,668,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 333 sqm approx



**10b May St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,636,000  
**Method:** Auction Sale  
**Date:** 10/09/2023  
**Property Type:** Townhouse (Res)



**13b Neville St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,581,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Townhouse (Res)

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