

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

1/53 Brady Road, Bentleigh East, VIC, 3165

### Indicative selling price

\$ 730,000 - \$770,000

Range between

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

### Median sale price

Median price  
\$ 772,500

Unit

\*Delete house or unit as applicable

Suburb  
BENTLEIGH EAST

Period  
29/07/2018 - 25/01/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



1/3 CHARLES STREET  
BENTLEIGH EAST

3 1 2

Normal Sale \$790,000  
Date Sold 17/10/2018  
Land 281.7674183864 sqm



1/8 ST GEORGES AVENUE  
BENTLEIGH EAST

3 1 2

Normal Sale \$790,000  
Date Sold 27/10/2018  
Land 361.57173836931 sqm



27 TUCKER ROAD  
BENTLEIGH

3 1 1

Agents Advice - Sale \*\$765,000  
Date Sold 24/11/2018  
Land 375.66 sqm