buxton

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

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



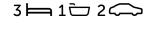
1/3 CHARLES STREET BENTLEIGH EAST

Normal Sale \$790,000 Date Sold 17/10/2018 Land 281.7674183864 sgm 3 **□** 1 **□** 2 **○**



1/8 ST GEORGES AVENUE BENTLEIGH EAST

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





27 TUCKER ROAD BENTLEIGH

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

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