

# 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

22 Brady Road, 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,210,000 Property Type House Suburb Bentleigh East

Period - From 09/02/2020 to 08/02/2021 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 Purtell St BENTLEIGH EAST 3165	\$1,727,000	09/10/2020
2	16 Mervin St BENTLEIGH EAST 3165	\$1,695,000	25/01/2021
3	129 Rowans Rd MOORABBIN 3189	\$1,582,000	05/12/2020

**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: 09/02/2021 13:02



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 681 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,650,000  
**Median House Price**  
 09/02/2020 - 08/02/2021: \$1,210,000

## Comparable Properties



**12 Purtell St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments



**Price:** \$1,727,000  
**Method:** Private Sale  
**Date:** 09/10/2020  
**Property Type:** House  
**Land Size:** 580 sqm approx



**16 Mervin St BENTLEIGH EAST 3165 (REI)** Agent Comments



**Price:** \$1,695,000  
**Method:** Private Sale  
**Date:** 25/01/2021  
**Property Type:** House



**129 Rowans Rd MOORABBIN 3189 (REI)** Agent Comments



**Price:** \$1,582,000  
**Method:** Auction Sale  
**Date:** 05/12/2020  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx