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

Range between $1,700,000 & $1,750,000

Median sale price

Median price $1,504,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2024 to 30/06/2024 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	13b Rosina St BENTLEIGH 3204	$1,745,000	28/08/2024
2	8b John St BENTLEIGH EAST 3165	$1,660,000	03/08/2024
3	10 Derry St BENTLEIGH EAST 3165	$1,700,000	28/06/2024

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: 11/09/2024 10:44

5 Brad Street, Bentleigh East Vic 3165

Todd Dixon
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4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,700,000 - $1,750,000
Median House Price
June quarter 2024: $1,504,000

Comparable Properties



13b Rosina St BENTLEIGH 3204 (REI)

3 2 1

Price: $1,745,000
Method: Private Sale
Date: 28/08/2024
Property Type: Townhouse (Res)

Agent Comments



8b John St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,660,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)

Agent Comments



10 Derry St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,700,000
Method: Sold Before Auction
Date: 28/06/2024
Property Type: House (Res)

Agent Comments

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