

# 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 Gilbert Grove, Bentleigh Vic 3204

### Indicative selling price

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

Single price

\$1,795,000

### Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2022

to

30/09/2022

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	18 Seaview Av BENTLEIGH 3204	\$1,806,000	08/06/2022
2	28 Balmoral Av BENTLEIGH 3204	\$1,800,000	20/08/2022
3	21 Jeffrey St BENTLEIGH 3204	\$1,780,000	07/07/2022

**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:

09/11/2022 11:03

5 Gilbert Grove, Bentleigh Vic 3204

**Jellis  
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,795,000

**Median House Price**

September quarter 2022: \$1,620,000



5 2 2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**18 Seaview Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

4 1 6

**Price:** \$1,806,000

**Method:** Private Sale

**Date:** 08/06/2022

**Property Type:** House

**Land Size:** 687 sqm approx



**28 Balmoral Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 20/08/2022

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**21 Jeffrey St BENTLEIGH 3204 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,780,000

**Method:** Private Sale

**Date:** 07/07/2022

**Property Type:** House

**Land Size:** 635 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200



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