

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

20 Galtum Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,677,750

Property Type House

Suburb Bentleigh

Period - From 01/01/2021

to

31/03/2021

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	23 Buckingham Av BENTLEIGH 3204	\$1,900,000	27/03/2021
2	1 Hayes St BENTLEIGH 3204	\$1,862,500	17/04/2021
3	2 Chalmers St MCKINNON 3204	\$1,850,000	21/11/2020

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:

11/05/2021 12:25



3 2 4

Property Type: House

Agent Comments

Comparable Properties



23 Buckingham Av BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$1,900,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 615 sqm approx



1 Hayes St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,862,500

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 603 sqm approx



2 Chalmers St MCKINNON 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,850,000

Method: Private Sale

Date: 21/11/2020

Property Type: House

Land Size: 660 sqm approx