## 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

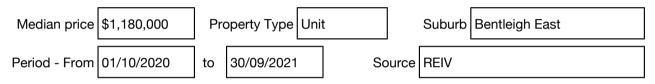
1/7 Gardeners Road, Bentleigh East Vic 3165

## Indicative selling price

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Single price \$1,065,000

#### Median sale price



## 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.

Add	dress of comparable property	Price	Date of sale
1	90 Wingate St BENTLEIGH EAST 3165	\$1,071,000	04/12/2021
2	1/2 Rowland St BENTLEIGH EAST 3165	\$1,050,000	22/11/2021
3	64a Deakin St BENTLEIGH EAST 3165	\$990,000	04/12/2021

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:

06/12/2021 09:42







**Property Type:** Unit Agent Comments

Indicative Selling Price \$1,065,000 Median Unit Price Year ending September 2021: \$1,180,000

# **Comparable Properties**



90 Wingate St BENTLEIGH EAST 3165 (REI)



Price: \$1,071,000 Method: Auction Sale Date: 04/12/2021 Property Type: House (Res) Land Size: 493 sqm approx



1/2 Rowland St BENTLEIGH EAST 3165 (REI) Agent Comments

Agent Comments

Agent Comments



Price: \$1,050,000 Method: Private Sale Date: 22/11/2021 Property Type: Unit



64a Deakin St BENTLEIGH EAST 3165 (REI)



Price: \$990,000 Method: Auction Sale Date: 04/12/2021 Property Type: Unit

#### Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133





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