

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

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

Single price

\$1,065,000

Median sale price

Median price

\$1,180,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2020

to

30/09/2021

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	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

1/7 Gardeners Road, Bentleigh East Vic 3165



 3  1  2

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)

Agent Comments

 3  1  2

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

 3  2  2

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



64a Deakin St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  1  1

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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