

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

13a Gilmour Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$850,000

&

\$910,000

Median sale price

Median price \$818,500

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2019

to 31/12/2019

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	2/46 Daley St BENTLEIGH 3204	\$884,000	19/10/2019
2			
3			

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:

01/04/2020 10:39

13a Gilmour Road, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$850,000 - \$910,000

Median Unit Price

December quarter 2019: \$818,500



 2  1  1

Property Type: Villa

Agent Comments

Inviting 2 bedroom street front home in its own beautiful courtyard garden, featuring a gorgeous lounge (OFP), north facing dining, tasteful kitchen (Miele appliances), a lovely sunroom, 2 toilets, a decked courtyard & parking. Metres to shops, train, Halley Park & schools.

Comparable Properties



2/46 Daley St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  1

Price: \$884,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 4

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.