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

29a Gilmour Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,475,000 & $1,575,000

Median sale price

Median price $965,000	Property Type Unit	Suburb Bentleigh
Period - From 01/04/2021 to 30/06/2021		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	4a Leckie St BENTLEIGH 3204	$1,550,000	23/08/2021
2	22a Marquis Rd BENTLEIGH 3204	$1,510,000	08/05/2021
3	10A Hinkler Av BENTLEIGH EAST 3165	$1,485,000	24/07/2021

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: 28/09/2021 15:11

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29a Gilmour Road, Bentleigh Vic 3204

🛏 4   🛁 3   🚗 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,475,000 - $1,575,000
Median Unit Price
June quarter 2021: $965,000

Comparable Properties

4a Leckie St BENTLEIGH 3204 (REI)

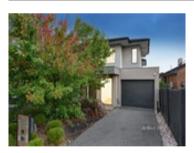🛏 4   🛁 3   🚗 2

Price: $1,550,000
Method: Sold Before Auction
Date: 23/08/2021
Property Type: Townhouse (Res)

Agent Comments

22a Marquis Rd BENTLEIGH 3204 (REI/VG)

🛏 4   🛁 2   🚗 1

Price: $1,510,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Townhouse (Res)

Agent Comments

10A Hinkler Av BENTLEIGH EAST 3165 (REI/VG)

🛏 5   🛁 3   🚗 2

Price: $1,485,000
Method: Private Sale
Date: 24/07/2021
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604