

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

16 Dulcie Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,494,000

Property Type House

Suburb Bentleigh

Period - From 01/04/2020

to 30/06/2020

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	44 Gilmour Rd BENTLEIGH 3204	\$1,200,000	04/05/2020
2	583 South Rd BENTLEIGH EAST 3165	\$1,165,000	18/07/2020
3	46 Abbin Av BENTLEIGH EAST 3165	\$1,160,000	25/07/2020

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:

06/08/2020 10:53



Property Type: House/Land

Land Size: 634 sqm approx

Agent Comments

Comparable Properties

44 Gilmour Rd BENTLEIGH 3204 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 04/05/2020

Property Type: House (Res)



583 South Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,165,000

Method: Private Sale

Date: 18/07/2020

Property Type: House



46 Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,160,000

Method: Private Sale

Date: 25/07/2020

Property Type: House

Land Size: 588 sqm approx