

# 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

17 Gilmour Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,575,000

Property Type Townhouse

Suburb Bentleigh

Period - From 09/10/2021

to 08/10/2022

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	23a Hobart St BENTLEIGH 3204	\$1,830,000	30/04/2022
2	13b Vale St BENTLEIGH 3204	\$1,768,000	31/05/2022
3	17a Sheppard St MOORABBIN 3189	\$1,415,000	06/10/2022

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:

09/10/2022 13:28

17 Gilmour Road, Bentleigh Vic 3204

**ATRIA**  
REAL ESTATE

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Townhouse Price**

09/10/2021 - 08/10/2022: \$1,575,000



4 3 2

**Property Type:** House (Res)

**Land Size:** 259 sqm approx

Agent Comments

## Comparable Properties



**23a Hobart St BENTLEIGH 3204 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$1,830,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx



**13b Vale St BENTLEIGH 3204 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,768,000

**Method:** Sold Before Auction

**Date:** 31/05/2022

**Property Type:** Townhouse (Res)

**Land Size:** 294 sqm approx



**17a Sheppard St MOORABBIN 3189 (REI)**

Agent Comments

3 2 2

**Price:** \$1,415,000

**Method:** Sold Before Auction

**Date:** 06/10/2022

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx

**Account - Atria Real Estate**



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