

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

8 Gwendoline Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,805,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2021

to 30/09/2022

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	14 Gwendoline Av BENTLEIGH 3204	\$2,550,000	12/08/2022
2	21 Eddys Gr BENTLEIGH 3204	\$2,100,000	02/08/2022
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:

25/10/2022 12:19



 4  3  1

Property Type: House (Res)
Land Size: 616.66 sqm approx
Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending September 2022: \$1,805,000

Comparable Properties



14 Gwendoline Av BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$2,550,000
Method: Private Sale
Date: 12/08/2022
Property Type: House



21 Eddys Gr BENTLEIGH 3204 (REI)

Agent Comments

 4  2  1

Price: \$2,100,000
Method: Auction Sale
Date: 02/08/2022
Property Type: House (Res)
Land Size: 702 sqm approx

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.