

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 43 Gladwyn Avenue, Bentleigh East VIC 3165

Indicative selling price

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

Single price \$ or range between \$1,175,000 & \$1,285,000

Median sale price

Median price \$1,070,500 Property type House Suburb Bentleigh East

Period - From 01/07/2018 to 30/06/2019 Source REIV

Comparable property sales

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
54 Gladwyn Avenue, Bentleigh East VIC 3165	\$1,440,000	07/09/2019
28 Osbourne Avenue, McKinnon VIC 3204	\$1,325,000	11/05/2019
49 Carlyon Street, Ormond VIC 3204	\$1,157,000	27/04/2019

This Statement of Information was prepared on: 03/10/2019