

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

14a Gilmour Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,620,000

&

\$1,680,000

Median sale price

Median price \$957,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2021

to 31/03/2021

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	20B Barilla Rd MOORABBIN 3189	\$1,625,000	08/05/2021
2	3A Harding St BENTLEIGH 3204	\$1,698,000	13/03/2021
3	16b Bendigo Av BENTLEIGH 3204	\$1,632,000	25/02/2021

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:

22/06/2021 11:07



Property Type: Townhouse

Agent Comments

Iconic 4 bedroom + study and 2.5 bathroom residence with one of two sumptuous lounges (gas stone fire), brilliant main bedroom (designer BIRs & plush ensuite), outstanding open plan entertaining, bespoke stone kitchen (Bosch appliances), honed bluestone alfresco & auto garage (auto gate).

Comparable Properties



20B Barilla Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,625,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



3A Harding St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,698,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Townhouse (Res)

Land Size: 406 sqm approx



16b Bendigo Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,632,000

Method: Auction Sale

Date: 25/02/2021

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 309 sqm approx