# 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 | cons | sumer.vic.gc | v.au/ | <i>underquot</i> | ting |        |           |
|-----------------|-------------------|------|--------------|-------|------------------|------|--------|-----------|
| Range betwee    | \$1,620,000       |      | &            |       | \$1,680,000      |      |        |           |
| Median sale p   | rice              |      |              |       |                  |      |        |           |
| Median price    | \$957,000         | Pro  | operty Type  | Unit  |                  |      | Suburb | Bentleigh |
| Period - From   | 01/01/2021        | to   | 31/03/2021   |       | So               | urce | 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.

| Ad | dress 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





Trent Collie 9593 4500 0425 740 484





Property Type: Townhouse Agent Comments Indicative Selling Price \$1,620,000 - \$1,680,000 Median Unit Price March quarter 2021: \$957,000

trentcollie@jelliscraig.com.au

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)



Price: \$1,625,000 Method: Auction Sale Date: 08/05/2021 Property Type: Townhouse (Res) Agent Comments

Agent Comments



3A Harding St BENTLEIGH 3204 (REI/VG)

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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)



Price: \$1,632,000 Method: Auction Sale Date: 25/02/2021 Rooms: 6 Property Type: Townhouse (Res) Land Size: 309 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.