

# 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

47 Gowrie Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2021

to

31/03/2022

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	177 Warrigal Rd HUGHESDALE 3166	\$1,260,000	25/11/2021
2	1208 North Rd OAKLEIGH SOUTH 3167	\$1,200,000	25/11/2021
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:

19/04/2022 15:29

47 Gowrie Street, Bentleigh East Vic 3165



Pandelis Plousi

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending March 2022: \$1,510,000



**Property Type:**

Agent Comments

## Comparable Properties



**177 Warrigal Rd HUGHESDALE 3166 (REI/VG)** Agent Comments



**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 25/11/2021

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**1208 North Rd OAKLEIGH SOUTH 3167 (VG)** Agent Comments



**Price:** \$1,200,000

**Method:** Sale

**Date:** 25/11/2021

**Property Type:** House (Res)

**Land Size:** 632 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.

**Account - Hodges** | P: 03 95846500 | F: 03 95848216



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