

# 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

35 Gilbert Grove, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	17 Lawson St BENTLEIGH 3204	\$2,199,000	28/05/2022
2	51 Marriage Rd BRIGHTON EAST 3187	\$2,160,000	17/08/2022
3	17 Wavell St BENTLEIGH 3204	\$2,000,000	31/10/2022

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:

08/11/2022 17:46

35 Gilbert Grove, Bentleigh Vic 3204

**Jellis  
Craig**

Andrew Panagopoulos  
9573 6100  
0412 054 970

andrewpanagopoulos@jellisrcraig.com.au

**Indicative Selling Price**

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

**Median House Price**

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



4   2   3

**Property Type:** House

**Land Size:** 663 sqm approx

Agent Comments

## Comparable Properties



**17 Lawson St BENTLEIGH 3204 (REI/VG)**

Agent Comments

5   3   4

**Price:** \$2,199,000

**Method:** Auction Sale

**Date:** 28/05/2022

**Property Type:** House (Res)

**Land Size:** 661 sqm approx



**51 Marriage Rd BRIGHTON EAST 3187 (REI)**

Agent Comments

3   2   3

**Price:** \$2,160,000

**Method:** Private Sale

**Date:** 17/08/2022

**Property Type:** House

**Land Size:** 683 sqm approx



**17 Wavell St BENTLEIGH 3204 (REI)**

Agent Comments

5   2   4

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 31/10/2022

**Property Type:** House

**Account - Jellis Craig** | P: 03 9593 4500



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