

# 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

7 Gladesville Drive, 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 \$1,430,000

&

\$1,490,000

### Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2021

to

30/06/2021

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 | 11 Noora Av BENTLEIGH EAST 3165 | \$1,510,000 | 10/07/2021   |
| 2 | 10 Faye St MOORABBIN 3189       | \$1,490,000 | 30/08/2021   |
| 3 | 4 Jane St BENTLEIGH EAST 3165   | \$1,450,000 | 22/07/2021   |

**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:

15/09/2021 17:34

7 Gladesville Drive, Bentleigh East Vic 3165

Vicki Pollard  
03 9557 5500  
0439 655 727  
vpollard@woodards.com.au



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 613 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,430,000 - \$1,490,000  
**Median House Price**  
June quarter 2021: \$1,446,500

## Comparable Properties



**11 Noora Av BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 10/07/2021  
**Property Type:** House (Res)

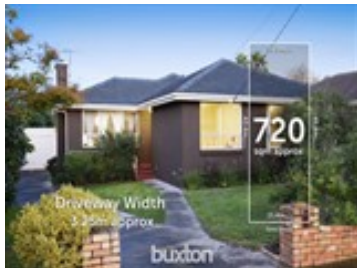


**10 Faye St MOORABBIN 3189 (REI)**

**Agent Comments**



**Price:** \$1,490,000  
**Method:** Private Sale  
**Date:** 30/08/2021  
**Property Type:** House



**4 Jane St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**



**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 22/07/2021  
**Property Type:** House  
**Land Size:** 719 sqm approx

**Account** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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