

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

48 Gardeners Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,437,500

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

25/07/2021

to

24/07/2022

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	16a Goodrich St BENTLEIGH EAST 3165	\$1,290,000	29/06/2022
2	1/898 Centre Rd BENTLEIGH EAST 3165	\$1,248,000	17/06/2022
3	4/8-10 Agnes St BENTLEIGH EAST 3165	\$1,200,000	31/03/2022

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:

25/07/2022 13:40



 3  3  1

Property Type: House

Agent Comments

Indicative Selling Price

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

Median Townhouse Price

25/07/2021 - 24/07/2022: \$1,437,500

Comparable Properties



16a Goodrich St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  2

Price: \$1,290,000

Method: Sold Before Auction

Date: 29/06/2022

Property Type: Townhouse (Res)



1/898 Centre Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  2

Price: \$1,248,000

Method: Sold Before Auction

Date: 17/06/2022

Property Type: Townhouse (Res)



4/8-10 Agnes St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  2

Price: \$1,200,000

Method: Private Sale

Date: 31/03/2022

Property Type: Townhouse (Single)

Land Size: 194 sqm approx

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900