

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

45 GILMOUR ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,780,000

&

\$1,890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,625,000

Property type

House

Suburb

Bentleigh

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

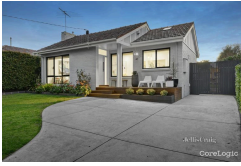
Date of sale

61 JASPER ROAD BENTLEIGH VIC 3204	\$1,832,500	07-Sep-24
34 MAWBY ROAD BENTLEIGH EAST VIC 3165	\$1,800,000	29-Oct-24
17 CUMMINS ROAD BRIGHTON EAST VIC 3187	\$1,800,000	05-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 03 January 2025



61 JASPER ROAD BENTLEIGH VIC 3204

 4  2  -

Sold Price

\$1,832,500

Sold Date **07-Sep-24**

Distance **0.22km**



34 MAWBY ROAD BENTLEIGH EAST VIC 3165

 5  2  2

Sold Price

\$1,800,000

Sold Date **29-Oct-24**

Distance **0.98km**



17 CUMMINS ROAD BRIGHTON EAST VIC 3187

 3  2  3

Sold Price ^{RS} **\$1,800,000** ^{UN}

Sold Date **05-Dec-24**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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