

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

10 Gladwyn Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$2,800,000

&

\$3,080,000

Median sale price

Median price

\$1,405,125

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2023

to

31/12/2023

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 | 8 Doris St MURRUMBEENA 3163 | \$3,030,000 | 05/10/2023 |
| 2 | 40 Deakin St BENTLEIGH EAST 3165 | \$2,975,000 | 02/12/2023 |
| 3 | 49 Lees St MCKINNON 3204 | \$2,850,000 | 02/12/2023 |

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:

25/03/2024 17:36