

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

28 Gilbert Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,770,000

&

\$1,830,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2019

to 30/09/2019

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	7 Wattle Gr MCKINNON 3204	\$1,815,000	21/09/2019
2	15 Dunlop Av ORMOND 3204	\$1,800,000	26/10/2019
3	19 Gilbert Gr BENTLEIGH 3204	\$1,701,000	21/09/2019

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:

13/11/2019 18:03

28 Gilbert Grove, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos
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Indicative Selling Price

\$1,770,000 - \$1,830,000

Median House Price

September quarter 2019: \$1,400,000



Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



7 Wattle Gr MCKINNON 3204 (REI)

Agent Comments



Price: \$1,815,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)



15 Dunlop Av ORMOND 3204 (REI)

Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 580 sqm approx



19 Gilbert Gr BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,701,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 9

Property Type: House (Res)

Land Size: 663 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.