

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

61 Gladwyn Avenue, Bentleigh East VIC 3165

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$2,050,000

## Median sale price

Median price \$1,400,000

Property type House

Suburb Bentleigh East

Period – From 01/07/2022

to 30/06/2023

Source REIV

## Comparable property sales

**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
26 Hall St MCKINNON 3204	\$1,910,000	02/09/2023
7 Shrewsbury St BENTLEIGH EAST 3165	\$1,860,000	19/08/2023
337 Mckinnon Rd BENTLEIGH EAST 3165	\$1,770,000	03/08/2023

This Statement of Information was prepared on: 09/09/2023