

# 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

7A Gowrie Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,270,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2021

to

31/03/2022

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	33a Waratah St BENTLEIGH EAST 3165	\$1,340,000	09/04/2022
2			
3			

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:

31/05/2022 14:54



 3  2  2

**Property Type:** Townhouse

**Land Size:** 290 sqm approx

**Agent Comments**

Sensational new three bedroom, two bathroom single level town residence enjoying north facing open plan living and dining, inspiring stone kitchen, barbecue deck, ducted heating, refrigerated cooling, video intercom, water tank, auto garage & gate. Walk to shops, buses, parks and Coatesville PS.

## Comparable Properties



**33a Waratah St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 09/04/2022

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx

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.