

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

21 Gilmour Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,615,000

Property Type House

Suburb Bentleigh

Period - From 20/08/2023

to

19/08/2024

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	36 Lawson St BENTLEIGH 3204	\$1,545,000	27/07/2024
2	16 Margaret St MOORABBIN 3189	\$1,511,000	13/06/2024
3	166 Patterson Rd BENTLEIGH 3204	\$1,535,000	11/05/2024

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:

20/08/2024 15:40



 3  1  2

Property Type: House

Land Size: 742 sqm approx

Agent Comments

Comparable Properties



36 Lawson St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$1,545,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 642 sqm approx



16 Margaret St MOORABBIN 3189 (REI)

Agent Comments

 3  1  3

Price: \$1,511,000

Method: Sold Before Auction

Date: 13/06/2024

Property Type: House (Res)

Land Size: 755 sqm approx



166 Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  1  3

Price: \$1,535,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 757 sqm approx