

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	28 Glover Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$910,000	&	\$1,000,000

Median sale price

Median price	\$1,000,000	Hou	se	Unit	Х		Suburb	Bentleigh East
Period - From	01/01/2019	to	31/03/2019		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 26a Yaralla Rd BENTLEIGH EAST 3165 \$1,000,000 06/12/2018 2 27 Glover St BENTLEIGH EAST 3165 \$978,000 22/03/2019

OR

3

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.





2/6 Brosnan Rd BENTLEIGH EAST 3165

\$970,000

14/12/2018

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Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$910,000 - \$1,000,000 **Median Unit Price** March quarter 2019: \$1,000,000

Comparable Properties



26a Yaralla Rd BENTLEIGH EAST 3165

(REI/VG) **-**3





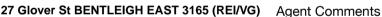


Price: \$1,000,000 Method: Private Sale Date: 06/12/2018

Rooms: -

Property Type: Townhouse (Single)

Agent Comments









Price: \$978,000 Method: Private Sale Date: 22/03/2019

Rooms: -

Property Type: Townhouse (Single)



2/6 Brosnan Rd BENTLEIGH EAST 3165

(REI/VG)

-3







Price: \$970,000

Method: Sold Before Auction

Date: 14/12/2018

Rooms: -

Property Type: House (Res) Land Size: 350 sqm approx

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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