



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 Glover Street, Bentleigh East Vic 3165

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

House

Unit

X

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
3	2/6 Brosnan Rd BENTLEIGH EAST 3165	\$970,000	14/12/2018

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.



Rooms:
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)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 06/12/2018
Rooms: -
Property Type: Townhouse (Single)



27 Glover St BENTLEIGH EAST 3165 (REI/VG)

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)

Agent Comments



Price: \$970,000
Method: Sold Before Auction
Date: 14/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 350 sqm approx