

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

5/73-75 Gowrie Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$1,547,500

Property Type House

Suburb Bentleigh East

Period - From 01/07/2021

to

30/09/2021

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	13A Glennie Av OAKLEIGH SOUTH 3167	\$705,000	11/12/2021
2	2/5 Derry St BENTLEIGH EAST 3165	\$670,000	25/10/2021
3	3/5 Derry St BENTLEIGH EAST 3165	\$660,000	05/08/2021

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:

19/01/2022 10:47

5/73-75 Gowrie Street, Bentleigh East Vic 3165

**Jellis
Craig**

Andrew Panagopoulos
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Indicative Selling Price

\$660,000 - \$720,000

Median House Price

September quarter 2021: \$1,547,500



2 1.5 2

Property Type: Unit

Agent Comments

Comparable Properties



13A Glennie Av OAKLEIGH SOUTH 3167 (REI) **Agent Comments**

2 1 1

Price: \$705,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit



2/5 Derry St BENTLEIGH EAST 3165 (REI) **Agent Comments**

2 1 1

Price: \$670,000

Method: Private Sale

Date: 25/10/2021

Property Type: Unit



3/5 Derry St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

2 1 1

Price: \$660,000

Method: Private Sale

Date: 05/08/2021

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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