

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

7B Gardeners Road, Bentleigh East Vic 3165

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$879,000

Median sale price

Median price \$970,000

House

Unit

X

Suburb

Bentleigh East

Period - From 01/10/2018

to

31/12/2018

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	1014 North Rd BENTLEIGH EAST 3165	\$930,000	20/10/2018
2	2/64 Brooks St BENTLEIGH EAST 3165	\$881,000	18/09/2018
3	2/19 Gardeners Rd BENTLEIGH EAST 3165	\$848,000	10/11/2018

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 (Res)

Land Size: 155 sqm approx

Agent Comments

Comparable Properties



1014 North Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: House (Res)



2/64 Brooks St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments



Price: \$881,000

Method: Private Sale

Date: 18/09/2018

Rooms: -

Property Type: Unit



2/19 Gardeners Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments



Price: \$848,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 320 sqm approx