

Date of sale

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Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address	7B Gardeners Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$879,000
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Median sale price

Median price	\$970,000	Hou	se	Unit	Х		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

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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.

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Price

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> Indicative Selling Price \$879,000 Median Unit Price

December quarter 2018: \$970,000



=3 **=**

Rooms

Property Type: Townhouse (Res) **Land Size:** 155 sqm approx

Agent Comments

Comparable Properties



1014 North Rd BENTLEIGH EAST 3165

(REI/VG)

=3





Price: \$930,000 **Method:** Auction Sale **Date:** 20/10/2018

Rooms: -

Property Type: House (Res)

Agent Comments



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

(N=1, 10)







Price: \$881,000 **Method:** Private Sale **Date:** 18/09/2018

Rooms: -

Property Type: Unit

Agent Comments



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

KEI/VG)





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Price: \$848,000 Method: Auction Sale Date: 10/11/2018

Rooms: -

Property Type: House (Res) **Land Size:** 320 sqm approx

Agent Comments

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