

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 44 Gladesville Drive, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,075,000

Median sale price

Median price \$1,252,500

Property Type House

Suburb Bentleigh East

Period - From 01/01/2020

to 31/03/2020

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.

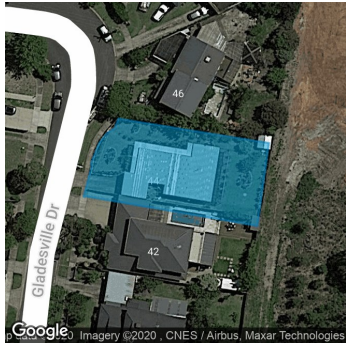
	Address of comparable property	Price	Date of sale
1	12 Nowra St MOORABBIN 3189	\$1,050,000	23/04/2020
2	11 Matthews Rd BENTLEIGH EAST 3165	\$1,030,000	13/04/2020
3	65 Bignell Rd BENTLEIGH EAST 3165	\$980,000	16/04/2020

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:

24/04/2020 13:48



Property Type:
Agent Comments

Indicative Selling Price
\$1,075,000

Median House Price
March quarter 2020: \$1,252,500

Comparable Properties



12 Nowra St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 23/04/2020
Property Type: House
Land Size: 702 sqm approx



11 Matthews Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 13/04/2020
Property Type: House
Land Size: 588 sqm approx



65 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 16/04/2020
Property Type: House