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	1/7 Gardeners Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,025,000 & $1,075,000

Median sale price

Median price $1,275,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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	41 Connie St BENTLEIGH EAST 3165	$1,120,000	09/05/2024
2	1/24 Connie St BENTLEIGH EAST 3165	$1,075,000	17/04/2024
3	1/348 Mckinnon Rd BENTLEIGH EAST 3165	$1,055,000	09/03/2024

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: 24/05/2024 11:34



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,025,000 - $1,075,000
Median Unit Price
March quarter 2024: $1,275,000

Comparable Properties



41 Connie St BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,120,000
Method: Private Sale
Date: 09/05/2024
Property Type: House

Agent Comments



1/24 Connie St BENTLEIGH EAST 3165 (REI)

3 2 1

Price: $1,075,000
Method: Private Sale
Date: 17/04/2024
Property Type: Unit
Land Size: 311 sqm approx

Agent Comments



1/348 Mckinnon Rd BENTLEIGH EAST 3165 (REI/VG)

2 2 2

Price: $1,055,000
Method: Private Sale
Date: 09/03/2024
Property Type: House
Land Size: 315 sqm approx

Agent Comments

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036

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