Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 22 Gwendoline Avenue, Bentleigh Vic 3204 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between $2,650,000 & $2,750,000

## Median sale price

Median price $1,600,000 Property type House Suburb Bentleigh

Period - From 01/04/2024 to 30/06/2024 Source REIV

## Comparable property sales

~~**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 |
|---|---|---|
| | | |
| | | |
| | | |

**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: 09/09/2024