

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 \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2023 to 31/12/2023 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	341 East Boundary Rd BENTLEIGH EAST 3165	\$1,120,000	28/10/2023
2	1/97 East Boundary Rd BENTLEIGH EAST 3165	\$1,081,000	29/11/2023
3	2/29 Lancaster St BENTLEIGH EAST 3165	\$1,045,000	12/03/2024

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:

02/04/2024 10:37



 3  1  2

Property Type: Unit
Land Size: 300 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending December 2023: \$1,420,000

Comparable Properties



341 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments
 (REI/VG)

 3  2  2

Price: \$1,120,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 438 sqm approx

1/97 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments
 (REI/VG)

 3  -  -

Price: \$1,081,000
Method: Sold Before Auction
Date: 29/11/2023
Property Type: Unit



2/29 Lancaster St BENTLEIGH EAST 3165 Agent Comments
 (REI)

 3  1  1

Price: \$1,045,000
Method: Private Sale
Date: 12/03/2024
Property Type: Townhouse (Single)

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