

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

24a Gladwyn Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,680,000 & \$1,848,000

Median sale price

Median price \$1,433,000 Property Type Townhouse Suburb Bentleigh East

Period - From 08/01/2023 to 07/01/2024 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	11B Hemingford Rd BENTLEIGH EAST 3165	\$2,005,000	24/08/2023
2	88a Tambet St BENTLEIGH EAST 3165	\$1,800,000	04/12/2023
3	36b Thomasina St BENTLEIGH EAST 3165	\$1,721,000	25/11/2023

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: 08/01/2024 15:52



Property Type:
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,848,000
Median Townhouse Price
08/01/2023 - 07/01/2024: \$1,433,000

Comparable Properties



11B Hemingford Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$2,005,000
Method: Sold Before Auction
Date: 24/08/2023
Property Type: Townhouse (Res)
Land Size: 394 sqm approx



88a Tambat St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 04/12/2023
Property Type: Townhouse (Single)



36b Thomasina St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,721,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)
Land Size: 290 sqm approx

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