

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

30 Gilbert Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000 & \$1,730,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Bentleigh

Period - From 01/10/2023 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	45 Strathmore St BENTLEIGH 3204	\$1,725,000	16/12/2023
2	2 Clapperton St BENTLEIGH 3204	\$1,690,000	27/10/2023
3	12 Geel St BENTLEIGH 3204	\$1,630,000	18/11/2023

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:

28/02/2024 14:02



Property Type: House

Comparable Properties



45 Strathmore St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,725,000

Method: Sold Before Auction

Date: 16/12/2023

Property Type: House (Res)

Land Size: 563 sqm approx



2 Clapperton St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,690,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: House (Res)

Land Size: 836 sqm approx



12 Geel St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,630,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 616 sqm approx