

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

2/4 Hull Street Bentleigh East VIC 3165

Indicative selling price

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

Single Price

or range
between

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

2/18 Cecil Street Bentleigh East VIC 3165	\$865,000	21-Oct-20
35A Stockdale Avenue Bentleigh East VIC 3165	\$856,500	17-Nov-20
2/4 Santaram Street Bentleigh East VIC 3165	\$915,000	20-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 27 November 2020



2/18 Cecil Street Bentleigh East VIC 3165 Sold Price ^{RS} **\$865,000** Sold Date **21-Oct-20**

 3  2  1

Distance **0.32km**



35A Stockdale Avenue Bentleigh East VIC 3165 Sold Price ^{RS} **\$856,500** ^{UN} Sold Date **17-Nov-20**

 3  2  1

Distance **0.4km**



2/4 Santaram Street Bentleigh East VIC 3165 Sold Price **\$915,000** Sold Date **20-Jul-20**

 3  2  1

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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