

# 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 Hillside Avenue, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### 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	213 Centre Rd BENTLEIGH 3204	\$2,450,000	16/11/2023
2	16 Jeffrey St BENTLEIGH 3204	\$2,215,000	18/11/2023
3	1 Werona St BENTLEIGH 3204	\$2,080,000	02/12/2023

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:

23/02/2024 19:13

1 Hillside Avenue, Bentleigh Vic 3204

**ATRIA**  
REAL ESTATE

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**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

December quarter 2023: \$1,710,000



 5  2  2

**Rooms:** 8

**Property Type:** House

**Land Size:** 697 sqm approx

Agent Comments

## Comparable Properties



213 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 5  3  2

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 16/11/2023

**Property Type:** House

**Land Size:** 697 sqm approx



16 Jeffrey St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$2,215,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 600 sqm approx



1 Werona St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  4

**Price:** \$2,080,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 701 sqm approx

Account - Atria Real Estate



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