

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 104/18 Hamilton Street, Bentleigh VIC 3204

Indicative selling price

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

A range between \$565,000

&

\$620,000

Median sale price

Median price \$800,000

Property type Unit

Suburb Bentleigh

Period - From 01/01/2022

to 31/03/2022

Source REIV

Comparable property sales

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. 10/120 Patterson Street, BENTLEIGH VIC 3204	\$615,000	15/02/2022
2. 11/267 Centre Road, BENTLEIGH VIC 3204	\$625,000	17/04/2022
3. 11/3 Claire Street, MCKINNON VIC 3204	\$610,000	22/11/2021

This Statement of Information was prepared on: 13 May 2022