# 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

10b Hinkler Avenue, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,380,000		&		\$1,450,000				
Median sale p	rice								
Median price	\$1,172,500	Pro	operty Type	Unit			Suburb	Bentleigh East	
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	38a Tucker Rd BENTLEIGH 3204	\$1,490,000	05/02/2021
2	47A Wingate St BENTLEIGH EAST 3165	\$1,405,000	19/01/2021
3			

OR

**B**<sup>\*</sup> 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:

19/04/2021 15:14



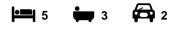


trentcollie@jelliscraig.com.au

**Indicative Selling Price** \$1,380,000 - \$1,450,000

Trent Collie 9593 4500 0425 740 484





Property Type: Townhouse Land Size: 377 sqm approx

Agent Comments

TAFE, bus & cafes.

**Median Unit Price** March quarter 2021: \$1,172,500 Spacious 5 bedroom + study 3 bathroom family home showcasing 2 living zones, a sleek stone kitchen (900mm appliances, WI pantry), an elevated Modwood deck in a

fabulous family-sized garden & an auto garage. Metres to Tucker Road PS, Holmesglen

# Comparable Properties



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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.