

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,380,000

&

\$1,450,000

### Median sale price

Median price \$1,172,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2021

to 31/03/2021

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	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\* 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



5 3 2

**Property Type:** Townhouse

**Land Size:** 377 sqm approx

**Agent Comments**

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 TAFE, bus & cafes.

## Comparable Properties



**38a Tucker Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 05/02/2021

**Property Type:** Townhouse (Single)



**47A Wingate St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,405,000

**Method:** Private Sale

**Date:** 19/01/2021

**Property Type:** Townhouse (Single)

**Land Size:** 360 sqm approx

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.