

# 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

23 Hobart Street, Bentleigh Vic 3204

### Indicative selling price

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

Single price

\$1,290,000

### Median sale price

Median price

\$1,546,000

Property Type

House

Suburb

Bentleigh

Period - From

01/01/2020

to

31/03/2020

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	64 Mawby Rd BENTLEIGH EAST 3165	\$1,262,000	05/06/2020
2	16 Hobart St BENTLEIGH 3204	\$1,250,000	19/05/2020
3	12 Dulcie Gr BENTLEIGH 3204	\$1,220,000	25/06/2020

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:

06/07/2020 14:23



3   1   2

**Rooms:** 6**Property Type:** House

Agent Comments

A cherished charmer, this 3 bedroom brick veneer home sits on a family size 596sqm approx. This inviting treasure features an entry, a delightful lounge and dining room, 3 double bedrooms, a large kitchen with wall oven and dishwasher, updated bathroom, a generous rear family room, laundry and separate toilet. This heart-warming gem features high ceilings, an air conditioner & ceiling fan and built in robes to two of the bedrooms in addition to well-maintained rear gardens and garage. Love it for its comfortable beauty or take advantage of the generous block.

## Comparable Properties

**64 Mawby Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4   2   2

**Price:** \$1,262,000**Method:** Private Sale**Date:** 05/06/2020**Property Type:** House (Res)**16 Hobart St BENTLEIGH 3204 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,250,000**Method:** Private Sale**Date:** 19/05/2020**Property Type:** House**Land Size:** 597 sqm approx**12 Dulcie Gr BENTLEIGH 3204 (REI)**

Agent Comments

4   1   2

**Price:** \$1,220,000**Method:** Private Sale**Date:** 25/06/2020**Property Type:** House**Land Size:** 645 sqm approx