

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

22B Hobart Street Bentleigh VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,480,000

&

\$1,525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Other

Suburb

Bentleigh

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

22A Hobart Street Bentleigh VIC 3204	\$1,512,500	21-Aug-19
50A Robert Street Bentleigh VIC 3204	\$1,555,000	31-Aug-19
4B Lindsay Street Bentleigh VIC 3204	\$1,420,000	30-Apr-19

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 6 months.~~

This Statement of Information was prepared on: 14 October 2019



22A Hobart Street Bentleigh VIC 3204

4 2 1

Sold Price

\$1,512,500

Sold Date

21-Aug-19

Distance

0.01km



50A Robert Street Bentleigh VIC 3204

4 3 2

Sold Price

\$1,555,000

Sold Date

31-Aug-19

Distance

0.61km



4B Lindsay Street Bentleigh VIC 3204

4 3 2

Sold Price

\$1,420,000

Sold Date

30-Apr-19

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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