

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

28b Hutchinson Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,320,000

&

\$1,380,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2020

to 31/12/2020

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	11B Lockwood St BENTLEIGH 3204	\$1,375,000	19/12/2020
2	21a Wards Gr BENTLEIGH EAST 3165	\$1,367,600	14/02/2021
3	7B Abbin Av BENTLEIGH EAST 3165	\$1,350,000	08/12/2020

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:

15/03/2021 10:00



Property Type: Townhouse

Agent Comments

Comparable Properties



11B Lockwood St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,375,000

Method: Private Sale

Date: 19/12/2020

Property Type: Townhouse (Single)

Land Size: 579 sqm approx



21a Wards Gr BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,367,600

Method: Sold Before Auction

Date: 14/02/2021

Property Type: Townhouse (Res)



7B Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,350,000

Method: Sold Before Auction

Date: 08/12/2020

Property Type: Townhouse (Res)