

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

19b Hallow Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,180,000

&

\$1,225,000

Median sale price

Median price \$1,112,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2020

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	32a Parkmore Rd BENTLEIGH EAST 3165	\$1,300,000	22/12/2020
2	53a Waratah St BENTLEIGH EAST 3165	\$1,107,000	02/12/2020
3	3b Bradford St BENTLEIGH EAST 3165	\$1,085,000	20/10/2020

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:

25/01/2021 09:34



3 3 2

Rooms: 2

Property Type: T/house

Land Size: 300.96 sqm approx

Agent Comments

Striking 3 bedroom + study 3.5 bathroom town residence on the north side, featuring 2 entertaining zones, impressive stone kitchen (butler's pantry, top end Smeg/Miele appliances), 2 main bedroom suites, covered alfresco living & large auto garage (auto gate). Near Mackie Rd shops.

Indicative Selling Price

\$1,180,000 - \$1,225,000

Median Unit Price

Year ending December 2020: \$1,112,500

Comparable Properties



32a Parkmore Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 22/12/2020

Property Type: Townhouse (Res)



53a Waratah St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,107,000

Method: Sold Before Auction

Date: 02/12/2020

Property Type: Townhouse (Res)



3b Bradford St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,085,000

Method: Private Sale

Date: 20/10/2020

Property Type: Townhouse (Single)