

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

9 Hutchinson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,828,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2021

to 31/12/2021

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	210 Centre Rd BENTLEIGH 3204	\$2,307,000	05/10/2021
2	15 Neville St BENTLEIGH EAST 3165	\$2,219,888	21/10/2021
3	38 Phillip St BENTLEIGH 3204	\$2,165,000	18/10/2021

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:

31/01/2022 17:13



4
 3
 2

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 622 sqm approx

Agent Comments

An awe-inspiring 4 bedroom + study 3 bathroom family sensation in Art Deco style showcasing 2 sumptuous living areas (gas log fire), Hamptons style stone kitchen (Smeg 900mm stove), a divine main bedroom (WIR & ensuite), vineyard-style cellar, impressive outdoor living (deck, pavilion & spa gazebo), reverse cycle air conditioning & a tandem auto garage. Walk to parks.

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending December 2021: \$1,828,000

Comparable Properties



210 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,307,000

Method: Sold Before Auction

Date: 05/10/2021

Property Type: House

Land Size: 557 sqm approx



15 Neville St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,219,888

Method: Sold Before Auction

Date: 21/10/2021

Property Type: House (Res)

Land Size: 611 sqm approx



38 Phillip St BENTLEIGH 3204 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,165,000

Method: Private Sale

Date: 18/10/2021

Property Type: House

Land Size: 634 sqm approx

Account - Jellis Craig | P: 03 9194 1200