

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

2/6 Hodgson Grove, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$1,062,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2023

to

31/03/2023

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	35a Stockdale Av BENTLEIGH EAST 3165	\$1,030,500	22/04/2023
2	36 Richard St BENTLEIGH EAST 3165	\$1,017,000	09/03/2023
3	2a Benina St BENTLEIGH EAST 3165	\$973,000	24/05/2023

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:

05/07/2023 15:27



3 2 1

Property Type: Unit

Agent Comments

Comparable Properties



35a Stockdale Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,030,500

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)



36 Richard St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$1,017,000

Method: Sold Before Auction

Date: 09/03/2023

Property Type: Unit

Land Size: 299 sqm approx



2a Benina St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$973,000

Method: Private Sale

Date: 24/05/2023

Property Type: Unit