

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

8 Hayes Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,617,500

Property Type House

Suburb Bentleigh

Period - From 13/08/2023

to

12/08/2024

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	6 Hayes St BENTLEIGH 3204	\$2,010,000	20/07/2024
2	28 Wheeler St ORMOND 3204	\$1,902,000	20/05/2024
3	44 Walnut St ORMOND 3204	\$2,080,000	06/04/2024

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:

13/08/2024 14:22



2
 1
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

13/08/2023 - 12/08/2024: \$1,617,500

Comparable Properties



6 Hayes St BENTLEIGH 3204 (REI)

Agent Comments

3
 1
 2

Price: \$2,010,000

Method: Auction Sale

Date: 20/07/2024

Property Type: House (Res)

Land Size: 724 sqm approx



28 Wheeler St ORMOND 3204 (REI)

Agent Comments

3
 1
 1

Price: \$1,902,000

Method: Sold Before Auction

Date: 20/05/2024

Property Type: House (Res)

Land Size: 770 sqm approx



44 Walnut St ORMOND 3204 (REI/VG)

Agent Comments

3
 1
 2

Price: \$2,080,000

Method: Private Sale

Date: 06/04/2024

Property Type: House

Land Size: 771 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604