## 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

102/16-18 Hamilton Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$640,000		&		\$680,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	107/324 Centre Rd BENTLEIGH 3204	\$680,000	06/05/2024
2	7/39 Mavho St BENTLEIGH 3204	\$675,000	02/07/2024
3	9/25 Nicholson St BENTLEIGH 3204	\$640,000	30/04/2024

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.

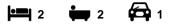
This Statement of Information was prepared on:

23/07/2024 15:45









**Property Type:** Apartment Agent Comments

Aqil Saibo 9194 1200 0434 148 809 aqilsaibo@jelliscraig.com.au

Indicative Selling Price \$640,000 - \$680,000 Median Unit Price June quarter 2024: \$850,000

# **Comparable Properties**



107/324 Centre Rd BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$680,000 Method: Private Sale Date: 06/05/2024 Property Type: Apartment



7/39 Mavho St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$675,000 Method: Private Sale Date: 02/07/2024 Property Type: Unit

9/25 Nicholson St BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$640,000 Method: Auction Sale Date: 30/04/2024 Property Type: Apartment

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





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