

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$850,000 Property Type Unit Suburb Bentleigh

Period - From 01/04/2024 to 30/06/2024 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	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

102/16-18 Hamilton Street, Bentleigh Vic 3204

**Jellis  
Craig**

Aqil Saibo

9194 1200

0434 148 809

aqilsaibo@jellisrcraig.com.au

**Indicative Selling Price**

\$640,000 - \$680,000

**Median Unit Price**

June quarter 2024: \$850,000



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

 2  2  1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 06/05/2024

**Property Type:** Apartment



**7/39 Mavho St BENTLEIGH 3204 (REI)** Agent Comments

 2  2  2

**Price:** \$675,000

**Method:** Private Sale

**Date:** 02/07/2024

**Property Type:** Unit



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

 2  2  1

**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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