

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22A Hobart Street Bentleigh VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,597

*House

*Unit

X

Suburb

Bentleigh

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 6 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

5B Allnutt Street Bentleigh VIC 3204	\$1,522,000	18-Apr-19
14A Uonga Road Bentleigh VIC 3204	\$1,525,500	19-Mar-19
13A Charlton Street Bentleigh VIC 3204	\$1,610,000	03-Aug-19

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 6 months.~~

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5B Allnutt Street Bentleigh VIC 3204

 4  2  1

Sold Price

\$1,522,000

Sold Date

18-Apr-19

Distance

0.75km



14A Uonga Road Bentleigh VIC 3204

 3  2  1

Sold Price

\$1,525,500

Sold Date

19-Mar-19

Distance

0.83km



13A Charlton Street Bentleigh VIC 3204

 4  3  3

Sold Price

\$1,610,000

Sold Date

03-Aug-19

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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