

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

6 Hamilton Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,416,000 Property Type House Suburb Bentleigh

Period - From 01/10/2019 to 31/12/2019 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	18 Smith St BENTLEIGH 3204	\$2,001,000	22/02/2020
2	11 Hamilton St BENTLEIGH 3204	\$1,920,000	12/10/2019
3	9 Cairnes Gr BENTLEIGH 3204	\$1,905,000	29/02/2020

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:

25/03/2020 17:50



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Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 746 sqm approx

Agent Comments

McKinnon Secondary College Zone Californian Bungalow family home GRZ1

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2019: \$1,416,000

Comparable Properties



18 Smith St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$2,001,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)



11 Hamilton St BENTLEIGH 3204 (REI/VG)

Agent Comments

9 5 3

Price: \$1,920,000

Method: Sold Before Auction

Date: 12/10/2019

Property Type: House (Res)

Land Size: 665 sqm approx



9 Cairnes Gr BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,905,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)