## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

23a Hobart Street, Bentleigh Vic 3204

#### Indicative selling price

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

Range between	\$1,680,000	&	\$1,750,000

#### Median sale price

Median price	\$1,862,500	Pro	perty Type	House		Suburb	Bentleigh
Period - From	01/10/2021	to	31/12/2021		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

Add	dress of comparable property	Price	Date of sale
1	10A Lawson St BENTLEIGH 3204	\$1,790,000	17/02/2022
2	8b Luckins Rd BENTLEIGH 3204	\$1,749,000	13/10/2021
3	6a Glenmer St BENTLEIGH 3204	\$1,688,000	15/02/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/04/2022 18:26





Kon Galitos 9593 4500 0414 902 680

> \$1,680,000 - \$1,750,000 **Median House Price**

December quarter 2021: \$1,862,500

kongalitos@jelliscraig.com.au **Indicative Selling Price** 





Rooms: 6

Property Type: Townhouse Land Size: 300 sqm approx

**Agent Comments** 

Stunning 4 bedroom + study 2.5 bathroom luxury new 'smart home' residence, built by Elation Group, showcasing 2 superb entertaining zones (gas log fire), a glass-enclosed study, an impressive marble kitchen (Bosch appliances & Hafele fridge/freezer), a west-facing BBQ alfresco area, 'smart-home' connectivity and an auto garage (auto gate). Near Hodgson Reserve.

## Comparable Properties



10A Lawson St BENTLEIGH 3204 (REI)





Price: \$1,790,000

Method: Sold Before Auction

Date: 17/02/2022

Property Type: Townhouse (Res)

**Agent Comments** 



8b Luckins Rd BENTLEIGH 3204 (REI/VG)







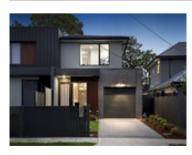
Price: \$1,749,000

Method: Sold Before Auction

Date: 13/10/2021

Property Type: Townhouse (Res)

**Agent Comments** 



6a Glenmer St BENTLEIGH 3204 (REI/VG)





Price: \$1,688,000

Method: Sold Before Auction

Date: 15/02/2022

Property Type: Townhouse (Res)

Agent Comments

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



