

# 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

23a Hobart 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 \$1,680,000

&

\$1,750,000

### Median sale price

Median price \$1,862,500

Property 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	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 comparable properties 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



4 2.5 2

**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.

**Indicative Selling Price**

\$1,680,000 - \$1,750,000

**Median House Price**

December quarter 2021: \$1,862,500

## Comparable Properties



**10A Lawson St BENTLEIGH 3204 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,790,000

**Method:** Sold Before Auction

**Date:** 17/02/2022

**Property Type:** Townhouse (Res)



**8b Luckins Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 3 1

**Price:** \$1,749,000

**Method:** Sold Before Auction

**Date:** 13/10/2021

**Property Type:** Townhouse (Res)



**6a Glenmer St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,688,000

**Method:** Sold Before Auction

**Date:** 15/02/2022

**Property Type:** Townhouse (Res)