

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

31 Hutchinson Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2019

to

30/09/2019

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	9 North Av BENTLEIGH 3204	\$1,520,000	14/09/2019
2	9 Auckland St BENTLEIGH 3204	\$1,505,000	19/10/2019
3	15 Jeffrey St BENTLEIGH 3204	\$1,485,000	19/10/2019

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:

15/11/2019 17:04

31 Hutchinson Street, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

September quarter 2019: \$1,400,000



2 1 0

Property Type: House (Res)

Land Size: 617.602 sqm approx

Agent Comments

Comparable Properties



9 North Av BENTLEIGH 3204 (REI)

Agent Comments

4 2 1

Price: \$1,520,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)



9 Auckland St BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$1,505,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)



15 Jeffrey St BENTLEIGH 3204 (REI)

Agent Comments

5 2 3

Price: \$1,485,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 640 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.