

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

4 Hardy Court, 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 \$1,292,000 House X Unit Suburb Bentleigh

Period - From 01/10/2018 to 31/12/2018 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	17 Wavell St BENTLEIGH 3204	\$1,520,000	26/10/2018
2	9 Valdemar Ct BRIGHTON EAST 3187	\$1,440,000	09/01/2019
3	45 Queen St ORMOND 3204	\$1,420,000	10/11/2018

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.



4 2 2

Rooms:

Property Type: House

Land Size: 616.96 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

December quarter 2018: \$1,292,000

Comparable Properties



17 Wavell St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,520,000

Method: Sold Before Auction

Date: 26/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 581 sqm approx



9 Valdemar Ct BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$1,440,000

Method: Private Sale

Date: 09/01/2019

Rooms: -

Property Type: House

Land Size: 590 sqm approx



45 Queen St ORMOND 3204 (REI)

Agent Comments

4 3 2

Price: \$1,420,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 500 sqm approx