

## 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

19 HAMILTON STREET BENTLEIGH VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,795,000

Property type

House

Suburb

Bentleigh

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

### 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 6 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

7A HARDING STREET BENTLEIGH VIC 3204	\$1,509,000	03-Dec-22
325A MCKINNON ROAD BENTLEIGH EAST VIC 3165	\$1,588,000	20-Sep-22
9B FROMER STREET BENTLEIGH VIC 3204	\$1,600,000	13-Jul-22

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 6 months.~~

This Statement of Information was prepared on: 07 December 2022



**7A HARDING STREET BENTLEIGH  
VIC 3204**

 3  2  2

Sold Price <sup>RS</sup> **\$1,509,000** Sold Date **03-Dec-22**

Distance **1.46km**



**325A MCKINNON ROAD  
BENTLEIGH EAST VIC 3165**

 4  3  2

Sold Price <sup>RS</sup> **\$1,588,000** <sup>UN</sup> Sold Date **20-Sep-22**

Distance **1.69km**



**9B FROMER STREET BENTLEIGH  
VIC 3204**

 3  3  2

Sold Price **\$1,600,000** Sold Date **13-Jul-22**

Distance **1.42km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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