

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

2/18 HINKLER AVENUE BENTLEIGH EAST VIC 3165

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,162,750

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/121 CHAPEL ROAD MOORABBIN VIC 3189	\$1,110,000	23-Oct-24
3/14 PASCHAL STREET BENTLEIGH VIC 3204	\$1,052,500	22-May-24
2/5 ROSEBUD AVENUE MOORABBIN VIC 3189	\$920,000	10-Oct-24

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: 06 November 2024

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**1/121 CHAPEL ROAD MOORABBIN
VIC 3189**

Sold Price

^{RS}
\$1,110,000

Sold Date

23-Oct-24


Distance

0.2km

**3/14 PASCHAL STREET BENTLEIGH
VIC 3204**

Sold Price

\$1,052,500

Sold Date

22-May-24


Distance

0.63km

**2/5 ROSEBUD AVENUE
MOORABBIN VIC 3189**

Sold Price

^{RS}
\$920,000

Sold Date

10-Oct-24


Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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