

# 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

10 Hilary Grove, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,375,000

### Median sale price

Median price \$1,531,000

Property Type House

Suburb Bentleigh East

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	2 Leonie Av BENTLEIGH EAST 3165	\$1,400,000	14/12/2021
2	14 Niki Ct BENTLEIGH EAST 3165	\$1,320,000	09/11/2021
3	14 Greenview Ct BENTLEIGH EAST 3165	\$1,300,000	08/09/2021

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:

08/02/2022 09:55

10 Hilary Grove, Bentleigh East Vic 3165

**Jellis  
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au



3 1 3

**Property Type:** House

**Land Size:** 598 sqm approx

**Agent Comments**

Attractive 3 bedroom 1.5 bathroom family sanctuary featuring 2 gorgeous living areas, a stylish stone kitchen, family meals area, modern bathroom, elevated deck, workshop/potential home office, Tasmanian Oak floors and a tandem garage. Walk to Centenary Park and schools.

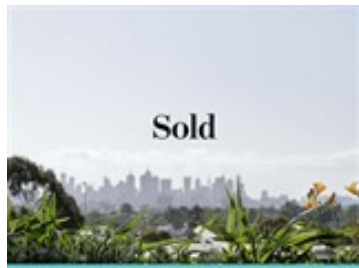
**Indicative Selling Price**

\$1,250,000 - \$1,375,000

**Median House Price**

December quarter 2021: \$1,531,000

## Comparable Properties



**2 Leonie Av BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 14/12/2021

**Property Type:** House



**14 Niki Ct BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,320,000

**Method:** Sold Before Auction

**Date:** 09/11/2021

**Property Type:** House (Res)



**14 Greenview Ct BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 08/09/2021

**Property Type:** House

**Land Size:** 586 sqm approx

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



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