

# 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 Hopetoun Court, 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 \$1,050,000

&

\$1,120,000

### Median sale price

Median price \$1,165,000

Property Type House

Suburb Bentleigh East

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 | 99 Deakin St BENTLEIGH EAST 3165 | \$1,070,000 | 21/08/2019   |
| 2 | 6 Ludwell Cr BENTLEIGH EAST 3165 | \$1,070,000 | 07/09/2019   |
| 3 | 40 Paloma St BENTLEIGH EAST 3165 | \$1,030,000 | 23/07/2019   |

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 16:56



3   1   2

**Property Type:** House

Agent Comments

Triple fronted 3 bedroom cream brick classic in beautiful spring colour, modernised in its kitchen and bathroom, featuring formal and family living areas, central kitchen/meals, a deep-east facing rear garden with north facing covered patio & a large tandem garage. Footsteps to the proposed new McKinnon Secondary College campus & GESAC in this quiet court.

## Comparable Properties



**99 Deakin St BENTLEIGH EAST 3165 (VG)**

Agent Comments

3   -   -

**Price:** \$1,070,000

**Method:** Sale

**Date:** 21/08/2019

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**6 Ludwell Cr BENTLEIGH EAST 3165 (REI)**

Agent Comments

3   2   2

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** House (Res)



**40 Paloma St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

3   1   3

**Price:** \$1,030,000

**Method:** Sold Before Auction

**Date:** 23/07/2019

**Property Type:** House (Res)

**Land Size:** 653 sqm approx