

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

7 Hobart Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,680,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2022

to 30/06/2023

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	8 Dickens St BENTLEIGH 3204	\$1,492,000	17/06/2023
2	95 Patterson Rd BENTLEIGH 3204	\$1,430,000	08/08/2023
3			

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:

12/09/2023 11:13

7 Hobart Street, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos
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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending June 2023: \$1,680,000



3 1 2

Property Type: House

Land Size: 618 sqm approx

Agent Comments

Comparable Properties



8 Dickens St BENTLEIGH 3204 (REI)

Agent Comments

3 2 3

Price: \$1,492,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)



95 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,430,000

Method: Sold Before Auction

Date: 08/08/2023

Property Type: House (Res)

Land Size: 585 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500



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