

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

102/15 Hamilton Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$953,500 Property Type Unit Suburb Bentleigh

Period - From 01/10/2022 to 30/09/2023 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	10/3 Claire St MCKINNON 3204	\$686,000	28/09/2023
2	104/31 Prince Edward Av MCKINNON 3204	\$640,000	24/11/2023
3	110/8 Blair St BENTLEIGH 3204	\$610,000	17/11/2023

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: 10/01/2024 09:37

102/15 Hamilton Street, Bentleigh Vic 3204

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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median Unit Price
Year ending September 2023: \$953,500

Comparable Properties



10/3 Claire St MCKINNON 3204 (REI)

Agent Comments

2 2 1

Price: \$686,000
Method: Private Sale
Date: 28/09/2023
Property Type: Apartment



104/31 Prince Edward Av MCKINNON 3204 (REI)

Agent Comments

2 2 2

Price: \$640,000
Method: Private Sale
Date: 24/11/2023
Property Type: Apartment



110/8 Blair St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000
Method: Private Sale
Date: 17/11/2023
Property Type: Apartment

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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