

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

25 Hinkler Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,418,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2023

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	394 Chesterville Rd BENTLEIGH EAST 3165	\$1,300,000	29/04/2023
2	19 Kenjolie Dr BENTLEIGH EAST 3165	\$1,250,000	19/03/2023
3	327 Chesterville Rd BENTLEIGH EAST 3165	\$1,200,000	22/07/2023

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:

11/09/2023 13:53



2 1 1

Property Type: House

Land Size: 738 sqm approx

Agent Comments

Comparable Properties



394 Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 652 sqm approx



19 Kenjulie Dr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 1

Price: \$1,250,000

Method: Auction Sale

Date: 19/03/2023

Property Type: House

Land Size: 758 sqm approx



327 Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House

Land Size: 575 sqm approx