

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

2/4 Hull Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,433,000 Property Type Townhouse Suburb Bentleigh East

Period - From 18/04/2023 to 17/04/2024 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	2/29 Lancaster St BENTLEIGH EAST 3165	\$1,045,000	12/03/2024
2	23 Highview Rd BENTLEIGH EAST 3165	\$985,000	24/03/2024
3	2/62 Brooks St BENTLEIGH EAST 3165	\$980,000	30/11/2023

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: 18/04/2024 11:54

2/4 Hull Street, Bentleigh East Vic 3165



3 2 1

Property Type: Townhouse (Single)
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median Townhouse Price
18/04/2023 - 17/04/2024: \$1,433,000

Comparable Properties



2/29 Lancaster St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,045,000
Method: Private Sale
Date: 12/03/2024
Property Type: Townhouse (Single)



23 Highview Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$985,000
Method: Sold After Auction
Date: 24/03/2024
Property Type: Townhouse (Res)



2/62 Brooks St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$980,000
Method: Sold Before Auction
Date: 30/11/2023
Property Type: Townhouse (Res)

Account - Jellis Craig



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