

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 30A Hill Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,255,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2023 to 31/03/2024 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	2b Browns Rd BENTLEIGH EAST 3165	\$1,392,000	14/02/2024
2	1d Blenheim St BENTLEIGH EAST 3165	\$1,364,000	02/03/2024
3	96 Wingate St BENTLEIGH EAST 3165	\$1,335,000	02/03/2024

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: 22/05/2024 18:38



3 2 1

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 337 sqm approx
Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Unit Price

Year ending March 2024: \$1,255,000

Comparable Properties



2b Browns Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 2 2

Price: \$1,392,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: Townhouse (Res)



1d Blenheim St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 2 3

Price: \$1,364,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)
Land Size: 285 sqm approx



96 Wingate St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,335,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)