Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 30A Hill Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,255,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress 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:

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Rooms: 6 Property Type: Townhouse (Res) Land Size: 337 sqm approx Agent Comments Paul Denver 03 9597 0101 0419583715 paul.denver@ipropertymanager.com.au

> 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)



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



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



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



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

Account - IPropertyManager | P: 03 9597 0101



propertydata

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