

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

6 Hayes Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,458,000 Property Type House Suburb Bentleigh

Period - From 01/01/2024 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	28 Wheeler St ORMOND 3204	\$1,902,000	20/05/2024
2	60 Mckinnon Rd MCKINNON 3204	\$1,810,000	03/04/2024
3	39 Mortimore St BENTLEIGH 3204	\$1,785,000	11/05/2024

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:

13/06/2024 09:29



 3  1  2

Property Type: House (Res)

Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

March quarter 2024: \$1,458,000

Comparable Properties



28 Wheeler St ORMOND 3204 (REI)

Agent Comments

 3  1  1

Price: \$1,902,000

Method: Sold Before Auction

Date: 20/05/2024

Property Type: House (Res)

Land Size: 770 sqm approx



60 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,810,000

Method: Sold Before Auction

Date: 03/04/2024

Property Type: House (Res)

Land Size: 832 sqm approx



39 Mortimore St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  3

Price: \$1,785,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 757 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480