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 betweer	n \$1,800,000		&		\$1,900,000				
Median sale price									
Median price	\$1,458,000	Pro	operty Type	Hou	se		Suburb	Bentleigh	
Period - From	01/01/2024	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.

Ad	dress 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







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

22 Wheeler St So dan Land stars Rongen	28 Wheeler St ORMOND 3204 (REI) 3 1 2 1 Price: \$1,902,000 Method: Sold Before Auction Date: 20/05/2024 Property Type: House (Res) Land Size: 770 sqm approx	Agent Comments
	60 Mckinnon Rd MCKINNON 3204 (REI) 3 1 2 Price: \$1,810,000 Method: Sold Before Auction Date: 03/04/2024 Property Type: House (Res) Land Size: 832 sqm approx	Agent Comments
	39 Mortimore St BENTLEIGH 3204 (REI) 3 1 3 3 Price: \$1,785,000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res) Land Size: 757 sqm approx	Agent Comments

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propertydata

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