

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 9 Hill Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,320,000

Median sale price

Median price \$1,261,117 House X Unit Suburb Bentleigh East

Period - From 01/04/2017 to 30/06/2017 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	63 Barrington St BENTLEIGH EAST 3165	\$1,372,500	26/08/2017
2	24 Hill St BENTLEIGH EAST 3165	\$1,316,000	17/06/2017
3	31 Beddoe Av BENTLEIGH EAST 3165	\$1,261,000	20/05/2017

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.~~

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Indicative Selling Price
\$1,320,000

Median House Price
June quarter 2017: \$1,261,117



 4  1  2

Rooms:
Property Type: House (Res)
Land Size: 625 sqm approx
Agent Comments

Comparable Properties



63 Barrington St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  1  2

Price: \$1,372,500
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)



24 Hill St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  1  1

Price: \$1,316,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 636 sqm approx



31 Beddoe Av BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

 4  1  2

Price: \$1,261,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 585 sqm approx