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	1/2 Hallow Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,485,000 Property Type House Suburb Bentleigh East

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 Clapham Rd HUGHESDALE 3166	$1,225,000	18/04/2024
2	4 Princess St OAKLEIGH 3166	$1,190,000	24/02/2024
3	2/19 Majdal St BENTLEIGH EAST 3165	$1,150,000	25/05/2024

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 14:33

1/2 Hallow Street, Bentleigh East Vic 3165

3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2024: $1,485,000

Comparable Properties



28 Clapham Rd HUGHESDALE 3166 (REI)

3 1 1

Price: $1,225,000
Method: Sold Before Auction
Date: 18/04/2024
Property Type: House (Res)
Land Size: 532 sqm approx

Agent Comments



4 Princess St OAKLEIGH 3166 (REI/VG)

3 1 1

Price: $1,190,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 321 sqm approx

Agent Comments



2/19 Majdal St BENTLEIGH EAST 3165 (REI)

3 2 1

Price: $1,150,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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