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<br>Including suburb and postcode | 2/9 Hamilton Street, Bentleigh Vic 3204 |

## Indicative selling price

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

Range between $790,000 & $865,000

## Median sale price

Median price $1,480,000 Property Type Townhouse Suburb Bentleigh

Period - From 24/09/2023 to 23/09/2024 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 | 4/1 Bleazby St BENTLEIGH 3204 | $835,000 | 24/08/2024 |
| 2 | 2/27 Nicholson St BENTLEIGH 3204 | $838,000 | 14/08/2024 |
| 3 | 3/27 Nicholson St BENTLEIGH 3204 | $875,000 | 22/04/2024 |

**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: 24/09/2024 15:57

# 2/9 Hamilton Street, Bentleigh Vic 3204



2 2 1

**Rooms:** 4
**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$790,000 - $865,000
**Median Townhouse Price**
24/09/2023 - 23/09/2024: $1,480,000

## Comparable Properties



**4/1 Bleazby St BENTLEIGH 3204 (REI)**

2 2 1

**Price:** $835,000
**Method:** Auction Sale
**Date:** 24/08/2024
**Property Type:** Townhouse (Res)

Agent Comments



**2/27 Nicholson St BENTLEIGH 3204 (REI)**

2 2 1

**Price:** $838,000
**Method:** Private Sale
**Date:** 14/08/2024
**Property Type:** Townhouse (Single)

Agent Comments



**3/27 Nicholson St BENTLEIGH 3204 (VG)**

2 - -

**Price:** $875,000
**Method:** Sale
**Date:** 22/04/2024
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

**Account** - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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