

## 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

9/48 Hill Street Bentleigh East VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$729,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,200

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### 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 6 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

6/48 Hill Street Bentleigh East VIC 3165	\$776,000	28-Jul-19
5/48 Hill Street Bentleigh East VIC 3165	\$787,000	07-Sep-19
4/85 Orange Street Bentleigh East VIC 3165	\$727,000	06-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 20 February 2020



**6/48 Hill Street Bentleigh East VIC 3165**

2 2 1

Sold Price

**\$776,000**

Sold Date

**28-Jul-19**

Distance

**0.02km**



**5/48 Hill Street Bentleigh East VIC 3165**

2 2 1

Sold Price

**\$787,000**

Sold Date

**07-Sep-19**

Distance

**0.03km**



**4/85 Orange Street Bentleigh East VIC 3165**

2 2 1

Sold Price

<sup>RS</sup> **\$727,000**

Sold Date

**06-Feb-20**

Distance

**1.95km**

RS = Recent sale

UN = Undisclosed Sale

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