

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 12B Blamey Street, Bentleigh East

Indicative selling price

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

Single price \$1,500,000 or range between &

Median sale price

Median price \$1,310,000 Property type Townhouse Suburb Bentleigh East

Period - From 1/7/2021 to 30/9/2021 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
2/43 Lahona Avenue, Bentleigh East	\$1,440,000	23/10/2021
38A Abbin Avenue, Bentleigh East	\$1,560,000	06/10/2021
10B Yaralla Road, Bentleigh East	\$1,513,000	19/09/2021

This Statement of Information was prepared on: 13/12/2021