

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 8 Gardeners Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median price \$991,000 *House ☒ *Unit ☐ Suburb BENTLEIGH EAST

Period - From 01/01/2019 to 31/03/2019 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 Normdale Rd BENTLEIGH EAST 3165	\$1,479,000	01/04/2019
4 Duckmanton Ct BENTLEIGH EAST 3165	\$1,432,000	04/05/2019
42 Mawby Rd BENTLEIGH EAST 3165	\$1,400,000	03/04/2019