

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 12 Auckland Street, Bentleigh VIC 3204

Indicative selling price

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

Single price \$1,949,500

Median sale price

Median price \$1,771,000 Property type House Suburb Bentleigh

Period - From 01/04/2022 to 30/06/2022 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
19a Vunabere Avenue, Bentleigh VIC 3204	\$1,950,000	17/01/2023
7 Ardwick Street, Bentleigh VIC 3204	\$1,900,000	07/02/2023
44 London Street, Bentleigh VIC 3204	\$2,075,000	05/12/2022

This Statement of Information was prepared on: 22/03/2023