

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

Indicative selling price

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

Single price \$ or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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
600a Centre Road, Bentleigh VIC 3204	\$1,390,000	16/11/2021
395b Chesterville Road, Bentleigh East VIC 3165	\$1,382,000	25/11/2021
45a Dega Avenue, Bentleigh East VIC 3165	\$1,350,800	08/02/2022

This Statement of Information was prepared on: