

# 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 11b Riddle Street, Bentleigh VIC 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,450,000 & \$1,550,000

## Median sale price

Median price \$1,565,000 Property type Townhouse Suburb Bentleigh

Period - From 12/04/2021 to 11/04/2022 Source REIV

## 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
1a Neville Street, Bentleigh VIC 3204	\$1,575,000	12/02/2022
63a London Street, Bentleigh VIC 3204	\$1,550,000	15/12/2021
50b Elizabeth Street, Bentleigh East VIC 3165	\$1,470,000	08/12/2021

This Statement of Information was prepared on: 12/04/2022