

# 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 751 South 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)

Single price \$ or range between \$990,000 & \$1,080,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$1,300,000 \*House ☒ \*Unit ☐ Suburb Bentleigh East  
Period - From 01/10/2017 to 31/12/2017 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 Barbara St MOORABBIN 3189	\$ 1,100,000	20/02/2018
72 Wingate St BENTLEIGH EAST 3165	\$ 1,050,000	30/12/2017
120 Bignell Rd BENTLEIGH EAST 3165	\$ 1,040,000	23/12/2017