

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 43 Schulz Street, 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 \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,340,000 Property type Townhouse Suburb Bentleigh East

Period - From 18/11/2020 to 17/11/2021 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2B Cardiff St BENTLEIGH EAST 3165	\$1,440,000	21/10/2021
2 33a Brady Rd BENTLEIGH EAST 3165	\$1,400,000	04/11/2021
3 13b Brosnan Rd BENTLEIGH EAST 3165	\$1,378,000	13/08/2021

This Statement of Information was prepared on: 18/11/2021