

## 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 10A Leary Avenue, Bentleigh East VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$1,200,000 & \$1,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 1,230,000 \*House ☒ \*Unit ☐ Suburb BENTLEIGH EAST

Period - From 04 Aug 2018 to 31 Jan 2019 Source RP Data

### 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
1. 29A Buckingham Avenue, Bentleigh VIC 3204	\$1,230,000	18 Oct 2018
2. 21B Beddoe Avenue, Bentleigh East VIC 3165	\$1,200,000	15 Dec 2018
3. 59B Fromer Street, Bentleigh VIC 3204	\$1,280,000	01 Sep 2018