
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 14A Mervin Street, Bentleigh East VIC 3165

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 *House *Unit 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13B Malane St BENTLEIGH EAST VIC 3165	\$1,450,000	15/02/2019
24B Mervin St BENTLEIGH EAST VIC 3165	\$1,290,000	26/02/2019
55A Brady Rd BENTLEIGH EAST VIC 3165	\$1,270,888	25/02/2019

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~