

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## **Property offered for sale**

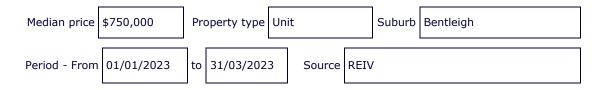
Address Including suburb and postcode	1/ 2 Charlton Street, Bentleigh Vic 3204
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,050,000

# Median sale price



### **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
1. 2/19 Station Avenue, MCKINNON 3204	\$1,080,000	18/02/2023
2. 1/1 Atkinson Street, BENTLEIGH 3204	\$1,070,000	25/02/2023
3. 6b Hornby Street, BRIGHTON EAST 3187	\$1,060,000	18/03/2023

This Statement of Information was prepared on:

22/05/2023