

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 11 Delma 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 \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,432,500 Property type House Suburb Bentleigh East

Period - From 01/04/2022 to 31/03/2023 Source REIV

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 Trinity Court, Bentleigh East VIC 3165	\$1,260,000	13/01/2023
19 Kenjulie Drive, Bentleigh East VIC 3165	\$1,250,000	19/03/2023
18 Norville Street, Bentleigh East VIC 3165	\$1,250,000	24/01/2023

This Statement of Information was prepared on: 01/05/2023