

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 16b Bendigo Avenue, Bentleigh VIC 3204

Indicative selling price

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

Single price \$ or range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,533,000 Property type Townhouse Suburb Bentleigh

Period - From 01/10/2020 to 31/12/2020 Source REIV

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
17b Ardwick Street, Bentleigh VIC 3204	\$1,645,000	15/09/2020
8b Coates Street, Bentleigh VIC 3204	\$1,645,000	22/10/2020
19b McArthur Street, Bentleigh VIC 3204	\$1,426,000	27/10/2020

This Statement of Information was prepared on: 01/02/2021