

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 8B Bayview Street Bentleigh East

Indicative selling price

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

Single price \$ or range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,450,000 Property type House Suburb Bentleigh East

Period - From 01/04/2021 to 30/06/2021 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 10a Clements Street Bentleigh East	\$1,455,000	13/08/2021
2 1B Parkmore Road Bentleigh East	\$1,500,000	25/08/2021
3 40B Windsor Avenue Mckinnon	\$1,517,000	05/08/2021

OR

B* 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.

This Statement of Information was prepared on: 22/09/2021