

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

G04/17 Loranne Street, Bentleigh 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$900,000 & \$990,000

Median sale price

Median price \$750,000 Property type Apartment Suburb Bentleigh

Period - From 01/01/2023 to 31/03/2023 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
1/24 Mavho Street Bentleigh East 3165	\$930,000	24/05/2023
2/13 Heather Street Bentleigh East 3165	\$985,000	18/02/2023
2/14 King Street Hampton East 3188	\$1,030,000	12/05/2023

This Statement of Information was prepared on: 08/07/2023