

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 18 Bolinda Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,537,000

*House X

*Unit

Suburb Bentleigh

Period - From 01/10/2017 to 31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
33a Mckittrick Rd BENTLEIGH 3204	\$1,470,000	28/10/2017
7a Mortimore St BENTLEIGH 3204	\$1,350,000	17/12/2017
46a Tucker Rd BENTLEIGH 3204	\$1,335,000	24/12/2017