

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

8b Purtell Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price \$1,426,000 Property type Townhouse Suburb Bentleigh East

Period - From 07/03/2023 to 06/03/2024 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
8a Purtell St BENTLEIGH EAST 3165	\$1,750,000	29/02/2024
31a Fairbank Rd BENTLEIGH 3204	\$1,700,000	09/12/2023
5 Brad St BENTLEIGH EAST 3165	\$1,670,000	21/11/2023

This Statement of Information was prepared on: 07/03/2024