

# 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 25 Dromana Avenue, Bentleigh East, VIC 3165.

## Indicative selling price

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

Single price \$1,469,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$1,208,000

\*House X

\*Unit

Suburb Bentleigh East

Period - From 01/01/2018 to 31/03/2018

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
9 Deakin St, BENTLEIGH EAST 3165	\$1,622,000	26/05/2018
37 Tudor St, BENTLEIGH EAST 3165	\$1,555,000	28/04/2018
52 Celia St, BENTLEIGH EAST 3165	\$1,520,000	19/05/2018

**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.~~