

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

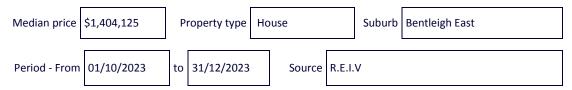
Address	
Including suburb and	10 Valerie Street, Bentleigh East 3165
postcode	

Indicative selling price

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

Single price \$990,000

Median sale price



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
25 Bellevue Road, Bentleigh East 3165	\$1,005,000	11/12/2023
667 South Road, Bentleigh East 3165	\$985,000	20/09/2023
7 Adrian Street, Bentleigh East 3165	\$966,000	03/02/2024

This Statement of Information was prepared on: 01/03/2024