

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

10 Valerie Street, Bentleigh East 3165

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$1,404,125

Property type

House

Suburb

Bentleigh East

Period - From

01/10/2023

to

31/12/2023

Source

R.E.I.V

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