

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 19 Sandra Grove, Bentleigh VIC 3204

Indicative selling price

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

Single price \$ or range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,798,000 Property type House Suburb Bentleigh

Period - From 01/04/2021 to 30/06/2021 Source REIV

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
9 Geel Street, Bentleigh VIC 3204	\$1,730,000	12/07/2021
22 Wamba Road, Bentleigh East VIC 3165	\$1,701,000	17/04/2021
5 Roma Street, Bentleigh VIC 3204	\$1,735,000	26/06/2021

This Statement of Information was prepared on: 2/09/2021