

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 8a Ardwick Street, Bentleigh VIC 3204

Indicative selling price

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

Single price \$1,845,000

Median sale price

Median price \$1,575,000 Property type Townhouse Suburb Bentleigh

Period - From 08/09/2021 to 07/09/2022 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
30a Pascoe Avenue, Bentleigh VIC 3204	\$1,695,000	06/08/2022
14b Geel Street, Bentleigh VIC 3204	\$2,000,000	26/08/2022
7a Daley Street Bentleigh VIC 3204	\$1,725,000	19/08/2022

This Statement of Information was prepared on: 07/09/2022