

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

8 Phillip Street Bentleigh

Indicative selling price

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

Single price or range between \$1,230,000 & \$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,396,250

*House ☒

*Unit ☐

Suburb BENTLEIGH

Period - From 01/02/2018 to 31/01/2019

Source RP Data

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
1. 19 Jeffrey Street Bentleigh	\$1,319,000	8 Nov 2018
2. 13 Katoomba Street Hampton East	\$1,230,000	11 Nov 2018
3. 22 Abbin Avenue Bentleigh East	\$1,200,000	20 Aug 2018