

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 205/1 Mackie Road, Bentleigh East VIC 3165

Indicative selling price

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

Single price \$470,000 or range between \$ & \$

Median sale price

Median price \$1,272,000 Property type UNIT Suburb Bentleigh East

Period - From 01/10/21 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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. 102/259 East Boundary Road, Bentleigh East	\$468,000	6/12/21
2. 3/259 East Boundary Road, Bentleigh East	\$468,000	24/12/21
3. 3/76 East Boundary Road, Bentleigh East	\$450,000	24/10/21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 28/3/22