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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 1/122 Marlborough Street, Bentleigh East

## Indicative selling price

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

Range between \$1,100,000 & \$1,180,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$1,208,000 \*House x \*Unit Suburb Bentleigh East

Period - From 01/01/2018 to 31/03/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13a Brosnan Road, Bentleigh East	\$1,165,000	20/02/2018
22a Melva Street, Bentleigh East	\$1,220,000	21/04/2018
99a Parkmore Road, Bentleigh East	\$1,150,000	16/01/2018