

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 13 Anderson Avenue, Bentleigh East VIC 3165

Indicative selling price

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

Single price \$ or range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,548,000 Property type House Suburb Bentleigh East

Period - From 01/07/2021 to 30/09/2021 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
7 The Highway, Bentleigh VIC 3204	\$1,900,000	23/06/2021
10 Barrani Street, Bentleigh East VIC 3165	\$1,860,000	03/07/2021
1 Irving Avenue, Murrumbeena VIC 3163	\$1,780,000	01/08/2021

This Statement of Information was prepared on: 01/11/2021