

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

6 Bardolph Court, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,700,000

Median sale price

Median price \$1,710,000

Property type House

Suburb Bentleigh

Period - From 01/10/2023

to 31/12/2023

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
26 Paschal St BENTLEIGH 3204	\$1,720,000	16/12/2023
20 Garfield Av ORMOND 3204	\$1,675,000	11/11/2023
11 Florence St ORMOND 3204	\$1,650,000	17/02/2024

This Statement of Information was prepared on: 28/03/2024