

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

4a Deakin Street, Bentleigh East Vic 3165

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,675,000

&

\$1,725,000

## Median sale price

Median price \$1,420,000

Property type Townhouse

Suburb Bentleigh East

Period - From 20/09/2023

to 19/09/2023

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
23a Collins St ORMOND 3204	\$1,788,000	24/08/2023
2d Hopetoun Ct BENTLEIGH EAST 3165	\$1,970,000	09/09/2023
8b Roselyn Cr BENTLEIGH EAST 3165	\$1,730,000	06/05/2023

This Statement of Information was prepared on: 18/10/2023