

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

8 Dover Street, Bentleigh East

Indicative selling price

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

Single Price \$1,265,000

Median sale price

Median price \$1,400,000

Property type House

Suburb Bentleigh

Period - From 01/04/2023

to 30/06/2023

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
19 Neville St BENTLEIGH EAST 3165	\$1,400,000	19/08/2023
4 Florence St BENTLEIGH EAST 3165	\$1,265,000	01/04/2023
37 Vasey St BENTLEIGH EAST 3165	\$1,290,000	19/08/2023

This Statement of Information was prepared on: 20/08/2023